



**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.gov](http://www.trpa.gov)

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## STAFF REPORT

Date: January 19, 2022

To: TRPA Governing Board

From: TRPA Staff

Subject: Consideration and Possible Approval of Proposed Amendments to the Tourist Core Area Plan

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### Staff Recommendation:

TRPA staff recommends that the Governing Board approve the amendments to the Tourist Core Area Plan (TCAP) as provided in this packet. The proposed amendments were initiated by the Tahoe Wellness Center, an existing private development within the TCAP TSC-G District Special Area #1, through an application with the City.

### Required Motions:

In order to approve and adopt the proposed area plan amendments, the Governing Board must make the following motions, based on this staff report:

- 1) A motion to approve the Required Findings, as described in Attachment E, including a Finding of No Significant Effect, for adoption of the Tourist Core Area Plan amendment as described in the staff report; and
- 2) A motion to adopt Ordinance 2022-\_\_, amending Ordinance 2020-06, as previously amended, to amend the Tourist Core Area Plan as shown in Attachment B.

In order for motions to pass, an affirmative vote of at least four Board members from each state is required.

### Summary:

The City of South Lake Tahoe and the TRPA Governing Board adopted the Tourist Core Area Plan (TCAP) in 2013. The proposed amendments, as provided in this packet, would amend the permissible land uses within the TCAP Tourist Center Gateway (TSC-G) District, Special Area #1 to allow tourist-related "small scale manufacturing", "industrial services", and "wholesale and distribution". As part of these amendments, the City would modify the existing land use definition of "industrial services" and would add a definition for "wholesale and distribution" (not currently defined in the TCAP).

The definition for each of the land uses above that are proposed to be included in TSC-G District, Special Area #1 area are as follows:

- **Industrial Services.** Establishments providing light industrial services to an associated retail commercial primary use while providing educational and/or demonstration opportunities to the public.
- **Small Scale Manufacturing.** Establishments primarily engaging in retail sales and secondarily as a fine art or craftsman demonstration workshop of light industrial nature such as sculptor, potter, weaver, carver, jeweler, or other similar art that requires artistic skill. Outside storage or display would require approval of a Special Use Permit.
- **Wholesale and Distribution.** Retail commercial establishments engaged in, as a secondary use, the storage of merchandise and distribution of products for sale.

With these amendments, the City intends to help facilitate the development and redevelopment of a wide range of tourist related commercial uses and enhance the tourist destination goals of the TCAP. The amendments encourage local makers spaces and businesses who make artisan retail products on-site, such as artisan chocolatiers, leather goods, breweries, etc. Small scale manufacturing of this nature is currently permissible within the TCAP Tourist Center, Mixed-Use, Mixed-Use Corridor, and Neighborhood Mixed-Use Districts. (A location map of the subject area is included for reference on a subsequent page.)

The proposed land uses would be subject to a special use permit, which requires discretionary approval by the City Planning Commission or Zoning Administrator. The proposed amendments also specify that each of these new special uses would be allowed only in connection with a retail commercial use where they will enhance the visitor experience and that the additional special use shall be limited in size to thirty percent of the associated retail space.

As required by the Regional Plan, the existing TCAP includes specific design standards, which would be applicable to the proposed land uses, to ensure development is compatible with the natural environment and contributes to the character and quality of the built environment.

The proposed amendments do not include any changes to boundaries, maps, goals and policies, or development and design standards (i.e. height, density, noise standards, etc.) within the TCAP or the Regional Plan. The specific changes (i.e. language) proposed by these amendments is included in Attachment B as tracked changes.

**The proposed amendments were initiated by the Tahoe Wellness Center, an existing private development specializing in medical and recreational cannabis within the TCAP TSC-G District Special Area #1, through an application with the City.** The Tahoe Wellness Center is currently operating with one or more of the proposed land uses as a non-conforming use. The amendments, if adopted, would bring the Tahoe Wellness Center into conformance with the area plan, as well as allow other businesses within the district to operate in ways consistent with the proposed land uses and goals of the TCAP.

TRPA serves as the lead agency to ensure compliance with the Regional Plan and conformance with Chapter 13 of the TRPA Code of Ordinances. City staff worked closely with TRPA staff regarding the amendment language as well as the environmental review to ensure Regional Plan conformance.



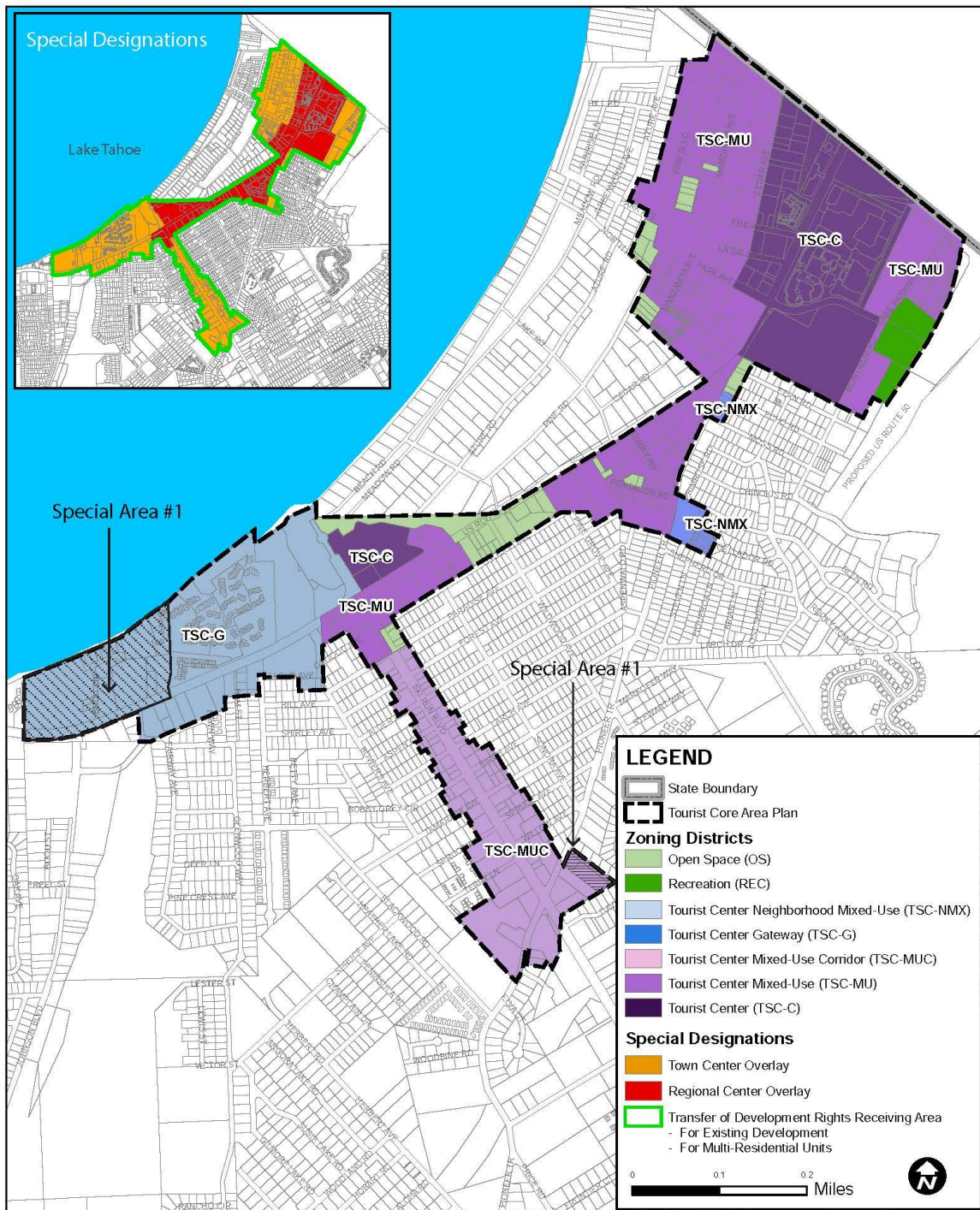
Additional information on the project background and amendments is included in Attachments A - H.

Amendment Description:

The proposed amendments affect Appendix C, Table 1: Permitted Uses by Land Use District and Table 2: List of Primary Uses and Use Definitions of the TCAP as follows:

- Allow small scale manufacturing, industrial services, and wholesale and distribution land uses within the Tourist Center Gateway (TSC-G) District, Special Area #1.
- Add a provision that the subject land uses would only be allowed in connection with a retail commercial use where it will enhance the visitor experience and is limited in size to 30% of the associated retail space.
- Amend the land use definition of industrial services to better reflect the goals and intent of the TCAP.
- Add a new land use definition for wholesale and distribution consistent with the goals of the TCAP.

Specific language that would be added or amended within the area plan are included in Attachment B.



Location Map: Tourist Core Area Plan Boundaries Showing the Zoning Districts, including the subject Tourist Center Gateway District (TSC-G) Special Area #1.

Note: the amendments as provided in this packet would not apply to the Mixed-Use Corridor District (TSC-MUC) Special Area #1.

#### Approval and Adoption Process:

Area plans and area plan amendments are typically first approved and adopted by the local jurisdiction and then by the TRPA Governing Board. Upon TRPA approval and adoption of an area plan, the plan then becomes a component of the Regional Plan. Local jurisdiction staff engage with TRPA staff early and often throughout the development and planning process of area plans and area plan amendments to ensure compliance with the Regional Plan.

The City Planning Commission recommended City Council adoption of the proposed amendments as provided in this packet on October 14, 2021 (City Resolution 2021-14). The City Council then adopted the proposed amendments on November 16, 2021 (City Ordinance 2021-1158).

The TRPA Regional Plan Implementation Committee (RPIC) and Advisory Planning Commission received a presentation and unanimously recommended approval of the proposed amendments as included in this packet to the TRPA Governing Board on December 14, 2021 and January 18, 2022, respectively. Prior to the RPIC meeting, member Bill Yeates requested corrections to the evaluation form (Attachment F) for compliance measures numbers 206 and 216. Those corrections were included as an errata to the RPIC materials and included as part of their recommended approval. The APC recommended considering renaming the Tourist Core Gateway District Special Area #1 to Special Area #2 to avoid possible confusion with permissible uses in the Mixed-Use Corridor District Special Area #1. According to the City, no change to the naming of either Special Area #1, as included in the adopted area plan, is requested at this time. The land use table as provided in the area plan lists permissible uses for each distinct district including the Mixed-Use Corridor District, Special Area #1 and Tourist Core Gateway District Special Area #1. APC members also recommended further explanation of the rationale to Chapter 4 findings as provided in this packet and necessary steps, beyond this amendment package, to bring the Tahoe Wellness Center into compliance. Further explanation of the Tahoe Wellness Center's existing uses, compliance and enforcement will be provided in the presentation to the Governing Board.

#### Environmental Review:

TRPA staff prepared an Initial Environmental Checklist (IEC), required findings, Finding of No Significant Effect (FONSE) pursuant to TRPA Code of Ordinances Section 3.3 and Chapter 4 for the proposed amendments. The draft environmental document provides an analysis of potential environmental impacts of the amendment package. The analysis demonstrates that the proposed amendments either have no impact or less than significant impacts in all areas. The IEC, findings, and FONSE are provided as Attachments D and E.

TRPA staff prepared the attached Compliance Measures evaluations pursuant to TRPA Code Section 4.4 and found the amendments will not negatively impact a TRPA adopted threshold indicator or compliance measure. These evaluations are provided as Attachment F.

TRPA staff completed an Area Plan Finding of Conformity Checklist pursuant to Chapter 13 of the TRPA Code of Ordinance as provided in Attachment H.

The City prepared an Initial Study/Negative Declaration pursuant to the California Environmental Quality Act (CEQA) as provided in Attachment G.

Public Outreach:

The City of South Lake Tahoe held an online public workshop on February 17, 2021 to solicit public input on the proposed amendments. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15070, the City prepared and circulated an Initial Study/Negative Declaration for the proposed amendments and consulted with Native American tribes. The City Planning Commission held public hearing on the proposed amendments on October 14, 2021. The City held the first public reading of the amendments on November 2, 2021, and the second public reading on November 16, 2021.

Public notice of the RPIC meeting on December 14, 2021; APC meeting on January 18, 2022; and this Governing Board meeting and agenda item were provided by TRPA. Pursuant to TRPA Rules of Procedure Chapter 4: Adoption of Ordinances, a draft or summary of the ordinance provided in this packet was made available for public review and prior to each public hearing.

Contact Information:

For questions regarding this item, please contact Jennifer Self, Principal Planner, at (775) 589-5261 or [jself@trpa.gov](mailto:jself@trpa.gov).

Attachments:

- A. City Staff Summary
- B. TRPA Adopting Ordinance 2022-\_\_ to Amend Ordinance No. 2020-06 to Adopt Tourist Core Area Plan Amendments
  - Exhibit 1: Proposed Amendments to the Tourist Core Area Plan, Appendix C
- C. City Adopting Ordinance 2021-1158
  - Exhibit 1: Proposed Amendments to the Tourist Core Area Plan, Appendix C
- D. Initial Environmental Checklist (IEC)
- E. Required Findings/Rationale and Finding of No Significant Effect (FONSE)
- F. Threshold Indicators and Compliance Measures
- G. [Final Initial Study/Negative Declaration City of South Lake Tahoe Tourist Core Area Plan/Specific Plan Amendment, August 2021](#)
- H. Area Plan Finding of Conformity Checklist

Attachment A  
City Staff Summary



# City of South Lake Tahoe Report to TRPA Advisory Planning Commission

**Meeting Date:** January 18, 2022

**Title:** Tourist Core Area Plan Amendments

**Location:** Tourist Core Area Plan Tourist Center Gateway District, Special Area 1 - 18.0 Acre Amendment Area with 49 Parcels (Multiple APNs)

**Responsible Staff Members:** John Hitchcock, Planning Manager (530) 542-7405

## **Background:**

Tahoe Wellness Center submitted a development application to the City of South Lake Tahoe proposing an amendment to the Tourist Core Area Plan/Specific Plan. Specifically, the proposed amendment would add the following uses as a special use in the TCAP Tourist Center Gateway (TSC-G) District, Special Area 1: industrial services; wholesale and distribution; and small-scale manufacturing. The proposed amendment specifies that each of these new special uses would be allowed only in connection with a retail commercial use where they will enhance the visitor experience and that the additional special use shall be limited in size to thirty (30) percent of the associated retail space.

The Tourist Core Area Plan was adopted in 2013 (City Ordinance 2013-1060) and replaced the former Stateline/Ski Run Community Plan. The TCAP established seven new zoning districts, two overlay zoning districts, as well as design and development standards for each district.

The Tourist Core Area Plan is considered a specific plan under the City and a component of the Regional Plan.

## **Issue and Discussion:**

The proposed amendment includes modifying the existing TCAP land use definition of "industrial services," and would add a definition for "wholesale and distribution" (not a currently defined use in the TCAP). The proposed definitions for each of these uses is as follows:

- **Industrial Services.** Establishments providing light industrial services to an associated retail commercial primary use while providing educational and/or demonstration opportunities to the public.

- **Small Scale Manufacturing.** Establishments primarily engaging in retail sales and secondarily as a fine art or craftsman demonstration workshop of light industrial nature such as sculptor, potter, weaver, carver, jeweler, or other similar art that requires artistic skill. Outside storage or display would require approval of a Special Use Permit.
- **Wholesale and Distribution.** Retail commercial establishments engaged in, as a secondary use, the storage of merchandise and distribution of products for sale.

The proposed amendment would modify the TCAP Permissible Use List (TCAP Appendix C – Table 1) and List of Primary Uses and Use definitions (TCAP Appendix C – Table 2). The proposed amendment does not involve any other changes to the TCAP, and does not involve any changes to existing policies, development standards, design standards, or maps. Attachment 02 displays the zoning districts of the TCAP, including TSC-G Special Area 1, which this amendment would affect.

### Purpose and Need

Special Area #1 of the TCAP Gateway District is designated as a tourist/commercial district and is intended to provide for an attractive mixed-use commercial and tourist accommodation corridor that provides a welcoming gateway to the tourist core area. The district provides for an array of uses including tourist accommodation, residential, commercial retail, restaurants and recreation uses. The district currently has a mix of tourist accommodation, commercial retail, restaurants and recreation uses that cater to visitors and locals.

The purpose of the proposed amendment is to facilitate implementation of the TCAP objective to develop and redevelop a wide range of tourist-related commercial uses (i.e., light industrial demonstration workshops and product production) that are related to a primary retail commercial use and enhance the tourist destination goals of the Tourist Core Area Plan.

To further enhance and create additional opportunities for expansion of tourist-related retail commercial uses and activate the district, the proposed amendment would allow a primary retail commercial use to expand to include production of products for retail sale and distribution. The area would have to be associated with a primary retail use and will be limited to thirty (30) percent of the primary retail commercial use. The amendment also requires any proposed industrial service, small scale manufacturing, or wholesale and distribution use to obtain a special use permit from the City. The special use permitting process would allow the City to review a project to determine if it is a desirable use in the proposed location, if potential project impacts have been adequately addressed.

Examples of projects that are envisioned as a result of this amendment include but are not limited to retail businesses selling artisanal confectionery items, leather goods, metal works, woodworking, handcrafted goods, small-scale bakery stores, or ice cream parlors. The amendment would also provide the opportunity for production of products for onsite eating and drinking places. The intent is to allow the production, manufacturing and repair of goods on-site and allow retailers the opportunity to demonstrate and educate the public on how products are manufactured for retail sale.

## Tourist Core Area Plan

The Tourist Core Area Plan was adopted by the City “to establish a framework that will achieve redevelopment and reinvestment in properties, on the ground environmental improvement, enhancement of the built environment...and increased access to recreation opportunities.” The proposed amendments will further the goals of the Tourist Core Area Plan by encouraging properties in the amendment area to redevelop or expand and provide unique retail experiences to visitors and locals that activate the TCAP Gateway District as a destination center.

The proposed amendments are also consistent with Land Use Goal LU-1 that encourages redevelopment and development in order to provide high quality services to visitors and the public and to animate the streetscape. In addition, the proposed amendments are consistent with the following policies:

*Policy LU-1.1: Reinforce the Tourist Core as the primary visitor and tourist district in South Lake Tahoe.*

*Policy LU-1.3: Create distinctive, connected, and walkable districts that have a strong sense of identity.*

## Environmental Consideration

To evaluate the potential impacts of the proposed amendment, the City contracted with Cardno to prepare an Initial Study/Negative Declaration (IS/ND). Additionally, TRPA staff prepared an initial environmental checklist (IEC). The IEC and Draft IS/ND provides an analysis of the potential for the project to result in significant environmental impacts. Areas of analysis include aesthetics, agriculture and forestry, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, utility and services systems, and additional mandatory findings of significance related to potential cumulative impacts. The analysis demonstrates that the project either has no impacts or has less than significant impacts in all of these areas.

## Tribal Consultation

Pursuant to state law, the City has completed requirements for consultation with Native American tribes under Assembly Bill 52 and the California Environmental Quality Act (CEQA) Guidelines (see Attachment 03). The City received a comment from the United Auburn Indian Community acknowledging the proposed project and deferring to the Washoe Tribe of Nevada and California. No other comments were received. Staff sent a notice to the Washoe Tribe of Nevada and California on February 16, 2021. At this time no comments have been received from the Washoe Tribe of Nevada and California.



### Public Workshop

A public workshop was held on February 17, 2021 via an online meeting to take public comment on the proposed amendment and the scope of the environmental analysis. The meeting was attended by a few members of the public who asked clarifying questions. One member of the public who lived in a nearby timeshare (Sierra Shores) did object to the proposed amendments. Subsequently, the City did receive a written comment from Mr. Jeffrey Sun, objecting to the proposed amendment (see Attachment 04).

### Public Comment Period, Public Noticing and Public Hearing

The Draft IS/ND has been sent, along with a Notice of Completion, to the California State Clearinghouse for distribution to state and regional agencies for review. The IS/ND has also been available at City offices (1052 Tata Lane) and online at <https://www.cityofslt.us/DocumentCenter/View/16100/Project-Summary-Page-TWC-TCAP-Amendment>. The public review and comment period was August 17, 2021 to September 17, 2021. A Notice of Availability and Notice of Intent, advertising the review period was mailed to all affected property owners within 300 feet of TCAP Gateway District Special Area #1 and published in the Tahoe Daily Tribune on August 20, 2021 (see Attachment 05).

Due to the cancellation of the September Planning Commission meeting and a change in the public hearing date, a second public notice indicating a new date, time and location of the Planning Commission meeting to consider the proposed amendment and the IS/ND was sent on September 9, 2021 and published in the Tahoe Daily Tribune on October 1, 2021 (see Attachment 06).

On October 14, 2021, the Planning Commission held a duly noticed public hearing, receive public comment, deliberated and passed Resolution 2021-14 recommending the City Council adopt the IS/ND and the Tourist Core Area Plan/Specific Plan amendments (see Attachment 07).

A public notice indicating the date, time and location of the City Council meeting to consider the proposed amendment and the IS/ND was mailed to all affected property owners on October 19, 2021 and published in the Tahoe Daily Tribune on October 22, 2021 (see Attachment 08).

The City Council adopted the TCAP amendments as provided in this packet on November 16, 2021 during a regular public meeting.

### **Recommendation:**

City staff recommends that the TRPA Advisory Planning Commission recommend approval of the TCAP amendments as provided in this packet to the TRPA Governing Board.

Attachment B

TRPA Adopting Ordinance 2022-\_\_ to Amend Ordinance No. 2020-06 to Adopt Tourist Core Area Plan

Amendments

TAHOE REGIONAL PLANNING AGENCY  
ORDINANCE 2022-\_\_

AN AMENDMENT TO ORDINANCE NO. 2020-06 TO ADOPT  
TOURIST CORE AREA PLAN AMENDMENTS

The Governing Board of the Tahoe Regional Planning Agency (TRPA) does ordain as follows:

Section 1.00    Findings

- 1.10            It is desirable to amend TRPA Ordinance 2020-06 by amending the Tourist Core Area Plan to further implement the Regional Plan pursuant to Article VI (a) and other applicable provisions of the Tahoe Regional Planning Compact.
- 1.20            The Tourist Core Area Plan amendments were the subject of an Initial Environmental Checklist (IEC), which was processed in accordance with Chapter 3: *Environmental Documentation* of the TRPA Code of Ordinances and Article VI of the Rules of Procedure. The Tourist Core Area Plan amendments have been determined not to have a significant effect on the environment and are therefore exempt from the requirement of an Environmental Impact Statement (EIS) pursuant to Article VII of the Compact.
- 1.30            The Advisory Planning Commission (APC) and the Governing Board have each conducted a noticed public hearing on the proposed Tourist Core Area Plan amendments. The APC has recommended Governing Board adoption of the necessary findings and adopting ordinance. At these hearings, oral testimony and documentary evidence were received and considered.
- 1.40            The Governing Board finds that the Tourist Core Area Plan amendments adopted hereby will continue to implement the Regional Plan, as amended, in a manner that achieves and maintains the adopted environmental threshold carrying capacities as required by Article V(c) of the Compact.
- 1.50            Prior to the adoption of these amendments, the Governing Board made the findings required by TRPA Code of Ordinances Section 4.5, and Article V(g) of the Compact.
- 1.60            Each of the foregoing findings is supported by substantial evidence in the record.

Section 2.00    TRPA Code of Ordinances Amendments

Ordinance 2020-06, as previously amended, is hereby amended by amending the Tourist Core Area Plan as set forth in Exhibit 1.

Section 3.00     Interpretation and Severability

The provisions of this ordinance amending the TRPA Code of Ordinances adopted hereby shall be liberally construed to affect their purposes. If any section, clause, provision or portion thereof is declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance and the amendments to the Regional Plan Package shall not be affected thereby. For this purpose, the provisions of this ordinance and the amendments to the Regional Plan Package are hereby declared respectively severable.

Section 4.00     Effective Date

The provisions of this ordinance amending the Tourist Core Area Plan shall become effective on adoption.

PASSED AND ADOPTED by the Tahoe Regional Planning Agency Governing Board at a regular meeting held on \_\_\_\_\_, 2022, by the following vote:

Ayes:

Nays:

Abstentions:

Absent:

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Mark Bruce, Chair  
Tahoe Regional Planning Agency,  
Governing Board

Exhibit 1 to Attachment B

Proposed Amendments to the Tourist Core Area Plan, Appendix C

## EXHIBIT 1

Amendment is red and underlined. Language that would be deleted is blue and is struck through. No other changes to the TCAP are proposed.

Table 1: PERMITTED USES BY ZONING DISTRICT								
Permitted Uses Key: "A" – Allowed Use "S" – Special Use "T" – Temporary Use "TRPA" – TRPA Review Required "–" – Use Not Permitted	TSC-C	TSC-MU	TSC-MUC	TSC-NMX	TSC-G	TSC-G Special Area 1	REC	OS
<b>RESIDENTIAL</b>								
Domestic Animal Raising	-	-	-	-	-	-	S	-
Employee Housing	S	S	A	S	S	S	A	-
Multiple Family Dwelling	A	A	A	A	A	A	-	-
Multi-Person Dwelling	S	S	S	S	S	S	-	-
Single Family Dwelling (includes condominiums)	A <sup>8</sup>	A	A	A	A	A	S <sup>1</sup>	-
<b>TOURIST ACCOMMODATION</b>								
Bed & Breakfast Facilities	-	A	A <sup>9</sup>	S	A	A	-	-
Hotel, Motel, Other Transient Dwelling Units	A	A	A <sup>9</sup>	S	A	A	-	-
Time Sharing	A	A	A <sup>9</sup>	S	S	A	-	-
<b>RETAIL COMMERCIAL</b>								
General Retail and Personal Services	A	A	A <sup>9</sup>	S	A	A	-	-
Building Material & Hardware	S <sup>6</sup>	-	-	-	-	S	-	-
Nursery	-	-	A <sup>9</sup>	-	-	S	-	-
Outdoor Retail Sales	A	-	S <sup>9</sup>	-	-	S	-	-
Eating & Drinking Places	A	S	A <sup>9</sup>	S	A	A	-	-
Service Stations <sup>11</sup>	S	S	-	-	S	S	-	-
<b>ENTERTAINMENT COMMERCIAL</b>								
Amusement & Recreation	S	S	-	-	-	A	-	-
Privately Owned Assembly and Entertainment	S	S	-	-	-	S	S	-
Outdoor Amusements	-	S	S	-	S	S	S	-
<b>SERVICE COMMERCIAL</b>								
Business Support Services	A <sup>7</sup>	S	S <sup>9</sup>	-	S	A	-	-
Health Care Services	A <sup>2,5</sup>	-	A <sup>9</sup>	-	A	A	-	-
Professional Offices	A <sup>3,4</sup>	A	A <sup>9</sup>	A	A	A	-	-
Schools – Business & Vocational	S	-	S <sup>9</sup>	-	S	A	-	-
<b>LIGHT INDUSTRIAL COMMERCIAL</b>								
Small Scale Manufacturing	S	S	S <sup>9</sup>	S	-	<span style="color: red;">S<sup>12</sup></span>	-	-

**Table 1: PERMITTED USES BY ZONING DISTRICT**

Permitted Uses Key: "A" – Allowed Use "S" – Special Use "T" – Temporary Use "TRPA" – TRPA Review Required "-" – Use Not Permitted	TSC-C	TSC-MU	TSC-MUC	TSC-NMX	TSC-G	TSC-G Special Area 1	REC	OS
<u>Industrial Services</u> <sup>11</sup>	-	-	-	-	-	<u>S</u> <sup>12</sup>	-	-
<b>WHOLESALE/STORAGE COMMERCIAL</b>								
Vehicle Storage & Parking <sup>11</sup>	S	S	S <sup>9</sup>	S	S	S	-	-
<u>Wholesale and Distribution</u>						<u>S</u> <sup>12</sup>		
<b>GENERAL PUBLIC SERVICE</b>								
Religious Assembly	-	S	S <sup>9</sup>	-	S	A	-	-
Cultural Facilities	S	S	S <sup>9</sup>	-	S	A	-	-
Daycare Centers/Preschool	A	A	A <sup>10</sup>	A	A	A	-	-
Government Offices	-	-	A <sup>9</sup>	-	-	S	-	-
Local Assembly & Entertainment	S	S	-	-	-	S	-	-
Local Public Health and Safety Facilities <sup>11</sup>	A	A	A	A	A	A	A	A
Public Owned Assembly & Entertainment	S	S	-	-	-	-	S	-
Public Utility Centers <sup>11</sup>	-	S	-	-	-	-	-	-
Social Service Organizations	-	-	A <sup>9</sup>	-	A	A	-	-
<b>LINEAR PUBLIC FACILITIES</b>								
Pipelines & Power Transmission	S	S	S	S	S	S	S	S
Transit Stations & Terminals	S	S	S	S	S	S	S	S
Transportation Routes	S	S	S	S	S	S	S	S
Transmission & Receiving Facilities	S	S	S	S	S	S	S	S
<b>RECREATION</b>								
Cross Country Ski Courses	-	-	-	-	-	-	S	-
Day Use Areas	A	A	A	A	A	A	A	A
Group Facilities	-	-	-	-	-	-	S	-
Outdoor Recreation Concessions	-	-	-	-	S	S	-	-
Participant Sport Facilities	S	-	-	-	-	-	-	-
Riding and Hiking Trails	-	-	-	-	-	-	S	-
Rural Sports	-	-	-	-	-	-	S	-
Snowmobile Courses	-	-	-	-	-	-	S	-
Visitor Information Centers	S	S	-	-	S	A	-	-
<b>RESOURCE MANAGEMENT</b>								

**Table 1: PERMITTED USES BY ZONING DISTRICT**

Permitted Uses Key: "A" – Allowed Use "S" – Special Use "T" – Temporary Use "TRPA" – TRPA Review Required "–" – Use Not Permitted	TSC-C	TSC-MU	TSC-MUC	TSC-NMX	TSC-G	TSC-G Special Area 1	REC	OS
Forest and Timber Resource Management	A	A	A	A	A	A	A	A
Vegetation Resource Management	A	A	A	A	A	A	A	A
Water Quality Improvements and Watershed Management	A	A	A	A	A	A	A	A
Wildlife and Fisheries Resource Management	A	A	A	A	A	A	A	A
Range Management	-	-	-	-	-	-	A	-
<b>OPEN SPACE</b>								
Allowed in all areas of the Region	A	A	A	A	A	A	A	A
<b>SHOREZONE (Tolerance Districts 1 and 4)</b>								
Water Oriented Outdoor Recreation Concession					TRPA-A	TRPA-A		
Beach Recreation					TRPA-A	TRPA-A		
Water Borne Transit					TRPA-S	TRPA-S		
Boat Launching Facilities					TRPA-S	TRPA-S		
Tour Boat Operations					TRPA-S	TRPA-S		
Safety and Navigation Devices (Shorezone District 4)					TRPA-A	TRPA-A		
Marinas					TRPA-S	TRPA-S		
Buoys					TRPA-A	TRPA-A		
Piers					TRPA-S	TRPA-S		
Fences					TRPA-S	TRPA-S		
Boat Ramps					TRPA-S	TRPA-S		
Floating Docks and Platforms					TRPA-S	TRPA-S		
Shoreline Protective Devices					TRPA-S	TRPA-S		



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Water Intake Lines					TRPA-A	TRPA-A		

Note: In the Regional Center all residential projects equal to or exceeding 100,000 square feet of new floor area or non-residential projects equal to or exceeding 80,000 square feet of new floor area require TRPA review and approval. In the Town Center all residential projects equal to or exceeding 50,000 square feet of new floor area or non-residential projects equal to or exceeding 40,000 square feet of new floor area require TRPA review and approval.

1. Caretaker Residence Only
2. All Health Care Services are allowed except emergency outpatient or urgent care facilities which shall only be considered along Heavenly Village Way, formerly Park Avenue.
3. Allow Realty Offices within the district and limit financial services to ATMs.
4. Allow consideration for placement of Realty Offices within the district, and only when operated in conjunction with approved Park Avenue Redevelopment fractional ownership tourist accommodation projects. Such use shall occupy no more than five percent (5%) of the commercial floor area with any project area within the district.
5. All Health Care Services uses permissible throughout special district; provided that any Health Care Services uses proposed to front on either side of US Highway 50 and/or the intersections of Heavenly Village Way (formerly Park Avenue) and Stateline Avenue are limited to second floor or higher. See TRPA Ordinance 2009-05 Exhibit 2 for specific limitation locations.
6. Outdoor storage and display is prohibited.
7. Shall not front on US Highway 50.
8. Condominiums only.
9. Use not permitted in Special Area #1, which comprises of APNs 028-081-02, 028-081-04 & 028-081-15.
10. Daycare center allowed as an accessory use.
11. Land use category is identified in TRPA Code Section 60.3 as a "possible contaminating activity," triggering special requirements pursuant to TRPA Code Section 60.4 if located within a Source Water Protection Zone.
12. Use only allowed in connection with a retail commercial use where it will enhance the visitor experience and is limited in size to 30% of the associated retail space.

Table 2: LIST OF PRIMARY USES AND USE DEFINITIONS	
USE	DEFINITIONS
LIGHT INDUSTRIAL COMMERCIAL	

**Table 2: LIST OF PRIMARY USES AND USE DEFINITIONS**

USE	DEFINITIONS
Industrial Services	<del>Establishments providing light industrial services to an associated retail commercial primary use while providing educational and/or demonstration opportunities to the public. Services establishments providing other businesses with services, including maintenance, repair, service, testing, publishing, and rental. This includes establishments such as: welding repair, armature rewinding, and heavy equipment repair, vehicle repair, (except vehicle repair, see "Auto Repair and Service"); research and development laboratories, including testing facilities; soils and materials testing laboratories; equipment rental businesses that are entirely within buildings (for equipment rental yards, see "Sales Lots"); including leasing tools, machinery and other business items except vehicles; and other business services of a "heavy service" nature. Outside storage or display is included as part of the use.</del>
Small Scale Manufacturing	Establishments primary engaging in retail sales and secondarily as a fine art or craftsman demonstration workshop of light industrial nature such as sculptor, potter, weaver, carver, jeweler, or other similar art that requires artistic skill . Outside storage or display would require approval of a Special use Permit.
<b>WHOLESALE/STORAGE COMMERCIAL</b>	
Vehicle Storage & Parking	Service establishments primarily engaged in the business of storing operative cars, buses, or other motor vehicles. The use includes both day use and long-term public and commercial garages, parking lots, and structures. Outside storage or display is included as part of the use. The use does not include wrecking yards (see "Recycling and Scrap").
<u>Wholesale and Distribution</u>	<u>Retail commercial establishments engaged in, as a secondary use, the storage of merchandise and distribution of products for sale.</u>

Attachment C

City Adopting Ordinance 2021-1158

## **Ordinance 2021-1158**

### **Adopted by the City of South Lake Tahoe City Council**

**November 16, 2021**

### **Amending the Tourist Core Area Plan/Specific Plan**

#### **BACKGROUND**

- A. The Tourist Core Area Plan/Specific Plan was adopted by the City of South Lake Tahoe City Council on October 15, 2013 (Ordinance 2013-1060).
- B. Pursuant to California Government Code Section 65453, a specific plan may be prepared and adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.
- C. City Code Section 6.10.020 requires any amendments to the Tourist Core Area Plan to be adopted by ordinance.
- D. The proposed amendment would modify the existing TCAP land use definition of “industrial services,” add a definition for “wholesale and distribution,” and add these uses along with “small-scale manufacturing” as a special use in the Tourist Core Area Plan Gateway District Special Area #1.
- E. The purpose of the proposed amendment is to facilitate implementation of the TCAP objective to develop and redevelop a wide range of tourist-related commercial uses (i.e., light industrial demonstration workshops and product production) that are related to a primary retail commercial use and enhance the tourist destination goals of the Tourist Core Area Plan.
- F. The City held an online public workshop on February 17, 2021 to solicit public input on the proposed amendments.
- G. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15070, the City of South Lake Tahoe has prepared and circulated an Initial Study/Negative Declaration (IS/ND) for the Tourist Core Area Plan/Specific Plan Amendments.

- H. On October 14, 2021, the Planning Commission held a duly noticed public hearing, took public comments on the proposed amendment, considered all the evidence in the record, and adopted Resolution 2021-14 recommending that the City Council adopt the IS/ND pursuant to CEQA, determine that the Project would not have a significant effect on the environment and that the City Council adopt the Tourist Core Area Plan/Specific Plan Amendments.
- I. The City of South Lake Tahoe, as the lead agency, has determined that there is no substantial evidence that the adoption of the Tourist Core Area Plan/Specific Plan Amendments would result in a significant effect on the environment.

**Now, Therefore, the City Council of the City of South Lake Tahoe does ordain as follows:**

**SECTION 1** The Tourist Core Area Plan/Specific Plan is hereby amended as designated in Exhibit 1 attached hereto and incorporated by reference.

**SECTION 2** If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction; such decision will not affect the validity of the remaining portions of this ordinance. The City Council declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

**SECTION 3** The City Clerk is directed to certify this ordinance and cause it to be published in the manner required by law.

**SECTION 4** This ordinance shall become effective thirty (30) days after the date of its adoption.

Adopted by the City of South Lake Tahoe City Council on November 16, 2021 by the following vote:

Yes: Creegan, Friedrich, Middlebrook and Wallace

Recused: Bass



Tamara Wallace, Mayor

Date: 11/18/2021

Attest:



---

Susan Blankenship, City Clerk

*The presence of electronic signature certifies that the foregoing is true and correct copy as approved by the South Lake Tahoe City Council.*

First Reading: November 2, 2021

Published: November 5, 2021

Effective: December 16, 2021

Exhibit 1 to Attachment C

Proposed Amendments to the Tourist Core Area Plan, Appendix C



## EXHIBIT 1

Amendment is red and underlined. Language that would be deleted is blue and is struck through. No other changes to the TCAP are proposed.

Table 1: PERMITTED USES BY ZONING DISTRICT								
Permitted Uses Key: "A" – Allowed Use "S" – Special Use "T" – Temporary Use "TRPA" – TRPA Review Required "–" – Use Not Permitted	TSC-C	TSC-MU	TSC-MUC	TSC-NMX	TSC-G	TSC-G Special Area 1	REC	OS
<b>RESIDENTIAL</b>								
Domestic Animal Raising	-	-	-	-	-	-	S	-
Employee Housing	S	S	A	S	S	S	A	-
Multiple Family Dwelling	A	A	A	A	A	A	-	-
Multi-Person Dwelling	S	S	S	S	S	S	-	-
Single Family Dwelling (includes condominiums)	A <sup>8</sup>	A	A	A	A	A	S <sup>1</sup>	-
<b>TOURIST ACCOMMODATION</b>								
Bed & Breakfast Facilities	-	A	A <sup>9</sup>	S	A	A	-	-
Hotel, Motel, Other Transient Dwelling Units	A	A	A <sup>9</sup>	S	A	A	-	-
Time Sharing	A	A	A <sup>9</sup>	S	S	A	-	-
<b>RETAIL COMMERCIAL</b>								
General Retail and Personal Services	A	A	A <sup>9</sup>	S	A	A	-	-
Building Material & Hardware	S <sup>6</sup>	-	-	-	-	S	-	-
Nursery	-	-	A <sup>9</sup>	-	-	S	-	-
Outdoor Retail Sales	A	-	S <sup>9</sup>	-	-	S	-	-
Eating & Drinking Places	A	S	A <sup>9</sup>	S	A	A	-	-
Service Stations <sup>11</sup>	S	S	-	-	S	S	-	-
<b>ENTERTAINMENT COMMERCIAL</b>								
Amusement & Recreation	S	S	-	-	-	A	-	-
Privately Owned Assembly and Entertainment	S	S	-	-	-	S	S	-
Outdoor Amusements	-	S	S	-	S	S	S	-
<b>SERVICE COMMERCIAL</b>								
Business Support Services	A <sup>7</sup>	S	S <sup>9</sup>	-	S	A	-	-
Health Care Services	A <sup>2,5</sup>	-	A <sup>9</sup>	-	A	A	-	-
Professional Offices	A <sup>3,4</sup>	A	A <sup>9</sup>	A	A	A	-	-
Schools – Business & Vocational	S	-	S <sup>9</sup>	-	S	A	-	-
<b>LIGHT INDUSTRIAL COMMERCIAL</b>								
Small Scale Manufacturing	S	S	S <sup>9</sup>	S	-	<span style="color: red;">S<sup>12</sup></span>	-	-



**Table 1: PERMITTED USES BY ZONING DISTRICT**

Permitted Uses Key: "A" – Allowed Use "S" – Special Use "T" – Temporary Use "TRPA" – TRPA Review Required "-" – Use Not Permitted	TSC-C	TSC-MU	TSC-MUC	TSC-NMX	TSC-G	TSC-G Special Area 1	REC	OS
<u>Industrial Services</u> <sup>11</sup>	-	-	-	-	-	<u>S</u> <sup>12</sup>	-	-
<b>WHOLESALE/STORAGE COMMERCIAL</b>								
Vehicle Storage & Parking <sup>11</sup>	S	S	S <sup>9</sup>	S	S	S	-	-
<u>Wholesale and Distribution</u>						<u>S</u> <sup>12</sup>		
<b>GENERAL PUBLIC SERVICE</b>								
Religious Assembly	-	S	S <sup>9</sup>	-	S	A	-	-
Cultural Facilities	S	S	S <sup>9</sup>	-	S	A	-	-
Daycare Centers/Preschool	A	A	A <sup>10</sup>	A	A	A	-	-
Government Offices	-	-	A <sup>9</sup>	-	-	S	-	-
Local Assembly & Entertainment	S	S	-	-	-	S	-	-
Local Public Health and Safety Facilities <sup>11</sup>	A	A	A	A	A	A	A	A
Public Owned Assembly & Entertainment	S	S	-	-	-	-	S	-
Public Utility Centers <sup>11</sup>	-	S	-	-	-	-	-	-
Social Service Organizations	-	-	A <sup>9</sup>	-	A	A	-	-
<b>LINEAR PUBLIC FACILITIES</b>								
Pipelines & Power Transmission	S	S	S	S	S	S	S	S
Transit Stations & Terminals	S	S	S	S	S	S	S	S
Transportation Routes	S	S	S	S	S	S	S	S
Transmission & Receiving Facilities	S	S	S	S	S	S	S	S
<b>RECREATION</b>								
Cross Country Ski Courses	-	-	-	-	-	-	S	-
Day Use Areas	A	A	A	A	A	A	A	A
Group Facilities	-	-	-	-	-	-	S	-
Outdoor Recreation Concessions	-	-	-	-	S	S	-	-
Participant Sport Facilities	S	-	-	-	-	-	-	-
Riding and Hiking Trails	-	-	-	-	-	-	S	-
Rural Sports	-	-	-	-	-	-	S	-
Snowmobile Courses	-	-	-	-	-	-	S	-
Visitor Information Centers	S	S	-	-	S	A	-	-
<b>RESOURCE MANAGEMENT</b>								

**Table 1: PERMITTED USES BY ZONING DISTRICT**

Permitted Uses Key: "A" – Allowed Use "S" – Special Use "T" – Temporary Use "TRPA" – TRPA Review Required "–" – Use Not Permitted	TSC-C	TSC-MU	TSC-MUC	TSC-NMX	TSC-G	TSC-G Special Area 1	REC	OS
Forest and Timber Resource Management	A	A	A	A	A	A	A	A
Vegetation Resource Management	A	A	A	A	A	A	A	A
Water Quality Improvements and Watershed Management	A	A	A	A	A	A	A	A
Wildlife and Fisheries Resource Management	A	A	A	A	A	A	A	A
Range Management	-	-	-	-	-	-	A	-
<b>OPEN SPACE</b>								
Allowed in all areas of the Region	A	A	A	A	A	A	A	A
<b>SHOREZONE (Tolerance Districts 1 and 4)</b>								
Water Oriented Outdoor Recreation Concession					TRPA-A	TRPA-A		
Beach Recreation					TRPA-A	TRPA-A		
Water Borne Transit					TRPA-S	TRPA-S		
Boat Launching Facilities					TRPA-S	TRPA-S		
Tour Boat Operations					TRPA-S	TRPA-S		
Safety and Navigation Devices (Shorezone District 4)					TRPA-A	TRPA-A		
Marinas					TRPA-S	TRPA-S		
Buoys					TRPA-A	TRPA-A		
Piers					TRPA-S	TRPA-S		
Fences					TRPA-S	TRPA-S		
Boat Ramps					TRPA-S	TRPA-S		
Floating Docks and Platforms					TRPA-S	TRPA-S		
Shoreline Protective Devices					TRPA-S	TRPA-S		

Table 1: PERMITTED USES BY ZONING DISTRICT								
Permitted Uses Key: "A" – Allowed Use "S" – Special Use "T" – Temporary Use "TRPA" – TRPA Review Required "-" – Use Not Permitted	TSC-C	TSC-MU	TSC-MUC	TSC-NMX	TSC-G	TSC-G Special Area 1	REC	OS
Water Intake Lines					TRPA-A	TRPA-A		

Note: In the Regional Center all residential projects equal to or exceeding 100,000 square feet of new floor area or non-residential projects equal to or exceeding 80,000 square feet of new floor area require TRPA review and approval. In the Town Center all residential projects equal to or exceeding 50,000 square feet of new floor area or non-residential projects equal to or exceeding 40,000 square feet of new floor area require TRPA review and approval.

1. Caretaker Residence Only
2. All Health Care Services are allowed except emergency outpatient or urgent care facilities which shall only be considered along Heavenly Village Way, formerly Park Avenue.
3. Allow Realty Offices within the district and limit financial services to ATMs.
4. Allow consideration for placement of Realty Offices within the district, and only when operated in conjunction with approved Park Avenue Redevelopment fractional ownership tourist accommodation projects. Such use shall occupy no more than five percent (5%) of the commercial floor area with any project area within the district.
5. All Health Care Services uses permissible throughout special district; provided that any Health Care Services uses proposed to front on either side of US Highway 50 and/or the intersections of Heavenly Village Way (formerly Park Avenue) and Stateline Avenue are limited to second floor or higher. See TRPA Ordinance 2009-05 Exhibit 2 for specific limitation locations.
6. Outdoor storage and display is prohibited.
7. Shall not front on US Highway 50.
8. Condominiums only.
9. Use not permitted in Special Area #1, which comprises of APNs 028-081-02, 028-081-04 & 028-081-15.
10. Daycare center allowed as an accessory use.
11. Land use category is identified in TRPA Code Section 60.3 as a "possible contaminating activity," triggering special requirements pursuant to TRPA Code Section 60.4 if located within a Source Water Protection Zone.
12. Use only allowed in connection with a retail commercial use where it will enhance the visitor experience and is limited in size to 30% of the associated retail space.

Table 2: LIST OF PRIMARY USES AND USE DEFINITIONS	
USE	DEFINITIONS
LIGHT INDUSTRIAL COMMERCIAL	

**Table 2: LIST OF PRIMARY USES AND USE DEFINITIONS**

USE	DEFINITIONS
Industrial Services	<del>Establishments providing light industrial services to an associated retail commercial primary use while providing educational and/or demonstration opportunities to the public. Services establishments providing other businesses with services, including maintenance, repair, service, testing, publishing, and rental. This includes establishments such as: welding repair, armature rewinding, and heavy equipment repair, vehicle repair, (except vehicle repair, see "Auto Repair and Service"); research and development laboratories, including testing facilities; soils and materials testing laboratories; equipment rental businesses that are entirely within buildings (for equipment rental yards, see "Sales Lots"); including leasing tools, machinery and other business items except vehicles; and other business services of a "heavy service" nature. Outside storage or display is included as part of the use.</del>
Small Scale Manufacturing	Establishments primary engaging in retail sales and secondarily as a fine art or craftsman demonstration workshop of light industrial nature such as sculptor, potter, weaver, carver, jeweler, or other similar art that requires artistic skill . Outside storage or display would require approval of a Special use Permit.
<b>WHOLESALE/STORAGE COMMERCIAL</b>	
Vehicle Storage & Parking	Service establishments primarily engaged in the business of storing operative cars, buses, or other motor vehicles. The use includes both day use and long-term public and commercial garages, parking lots, and structures. Outside storage or display is included as part of the use. The use does not include wrecking yards (see "Recycling and Scrap").
<u>Wholesale and Distribution</u>	<u>Retail commercial establishments engaged in, as a secondary use, the storage of merchandise and distribution of products for sale.</u>

Attachment D

Initial Environmental Checklist (IEC)





**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

## ***INITIAL DETERMINATION OF ENVIRONMENTAL IMPACT CHECKLIST***

**Project Name:**

Tourist Core Area Plan Amendment (Tahoe Wellness Center)

**Area Plan Amendment Description:**

The proposed amendments affect Appendix C, Table 1: Permitted Uses by Land Use District and Table 2: List of Primary Uses and Use Definitions of the Tourist Core Area Plan as follows:

- Allow small scale manufacturing, industrial services, and wholesale and distribution land uses within the Tourist Center Gateway (TSC-G) District, Special Area #1.
- Add a provision that the subject land uses would only be allowed in connection with a retail commercial use where it will enhance the visitor experience and is limited in size to 30% of the associated retail space.
- Amend the land use definition of industrial services to better reflect the goals and intent of the TCAP.
- Add a land use definition for wholesale and distribution consistent with the goals of the TCAP.

**The following questionnaire will be completed by the applicant based on evidence submitted with the application. All "Yes" and "No, With Mitigation" answers will require further written comments.**

**I. ENVIRONMENTAL IMPACTS:**

**1. Land**

Will the proposal result in:

- a. Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?

☐ Yes                      ☒ No  
  
☐ No, With Mitigation      ☐ Data Insufficient

- b. A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?

☐ Yes                      ☒ No  
  
☐ No, With Mitigation      ☐ Data Insufficient

c. Unstable soil conditions during or after completion of the proposal?

☐ Yes

☒ No

☐ No, With  
Mitigation

☐ Data  
Insufficient

d. Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?

☐ Yes

☒ No

☐ No, With  
Mitigation

☐ Data  
Insufficient

e. The continuation of or increase in wind or water erosion of soils, either on or off the site?

☐ Yes

☒ No

☐ No, With  
Mitigation

☐ Data  
Insufficient

f. Changes in deposition or erosion of beach sand, or changes in siltation, deposition or erosion, including natural littoral processes, which may modify the channel of a river or stream or the bed of a lake?

☐ Yes

☒ No

☐ No, With  
Mitigation

☐ Data  
Insufficient

g. Exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards?

☐ Yes

☒ No

☐ No, With  
Mitigation

☐ Data  
Insufficient

## 2. Air Quality

Will the proposal result in:

a. Substantial air pollutant emissions?

☐ Yes

☒ No

☐ No, With  
Mitigation

☐ Data  
Insufficient

b. Deterioration of ambient (existing) air quality?

☐ Yes

☒ No

- |   |  |  |
|---|--|--|
|   | <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |
| c. The creation of objectionable odors?   |  |  |
|   | <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
|   | <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |
| d. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? |  |  |
|   | <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
|   | <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |
| e. Increased use of diesel fuel?  |  |  |
|   | <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
|   | <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

### 3. Water Quality

Will the proposal result in:

- |  |  |  |
|--|--|--|
| a. Changes in currents, or the course or direction of water movements?   |  |  |
|  | <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
|  | <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |
| b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20 yr. 1 hr. storm runoff (approximately 1 inch per hour) cannot be contained on the site? |  |  |
|  | <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
|  | <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |
| c. Alterations to the course or flow of 100-yearflood waters?  |  |  |
|  | <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
|  | <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |
| d. Change in the amount of surface water in any water body?  |  |  |
|  | <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |



	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient
f. Alteration of the direction or rate of flow of ground water?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient
g. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient
h. Substantial reduction in the amount of water otherwise available for public water supplies?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient
i. Exposure of people or property to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient
j. The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

#### 4. Vegetation

Will the proposal result in:

- a. Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability/IPES system?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- b. Removal of riparian vegetation or other vegetation associated with critical wildlife habitat, either through direct removal or indirect lowering of the groundwater table?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- c. Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- d. Change in the diversity or distribution of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora and aquatic plants)?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- e. Reduction of the numbers of any unique, rare or endangered species of plants?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- f. Removal of stream bank and/or backshore vegetation, including woody vegetation such as willows?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- g. Removal of any native live, dead or dying trees 30 inches or greater in diameter at breast height (dbh) within TRPA's Conservation or Recreation land use classifications?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- h. A change in the natural functioning of an old growth ecosystem?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

## 5. Wildlife

Will the proposal result in:

- a. Change in the diversity or distribution of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, mammals, amphibians or microfauna)?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- b. Reduction of the number of any unique, rare or endangered species of animals?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- d. Deterioration of existing fish or wildlife habitat quantity or quality?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

## 6. Noise

Will the proposal result in:

- a. Increases in existing Community Noise Equivalency Levels (CNEL) beyond those permitted in the applicable Area Plan, Plan Area Statement, Community Plan or Master Plan?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- b. Exposure of people to severe noise levels?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- c. Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- d. The placement of residential or tourist accommodation uses in areas where the existing CNEL exceeds 60 dBA or is otherwise incompatible?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- e. The placement of uses that would generate an incompatible noise level in close proximity to existing residential or tourist accommodation uses?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- f. Exposure of existing structures to levels of ground vibration that could result in structural damage?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

## 7. Light and Glare

Will the proposal:

- a. Include new or modified sources of exterior lighting?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- b. Create new illumination which is more substantial than other lighting, if any, within the surrounding area?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- c. Cause light from exterior sources to be cast off -site or onto public lands?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- d. Create new sources of glare through the siting of the improvements or through the use of reflective materials?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

## 8. Land Use

Will the proposal:

- a. Include uses which are not listed as permissible uses in the applicable Plan Area Statement, adopted Community Plan, or Master Plan?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- b. Expand or intensify an existing non-conforming use?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

## 9. Natural Resources

Will the proposal result in:

- a. A substantial increase in the rate of use of any natural resources?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- b. Substantial depletion of any non-renewable natural resource?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

## 10. Risk of Upset

Will the proposal:

- a. Involve a risk of an explosion or the release of hazardous substances including, but not limited to, oil, pesticides, chemicals, or radiation in the event of an accident or upset conditions?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- b. Involve possible interference with an emergency evacuation plan?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

## 11. Population

Will the proposal:

- a. Alter the location, distribution, density, or growth rate of the human population planned for the Region?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- b. Include or result in the temporary or permanent displacement of residents?

☐ Yes ☒ No

☐ No, With  
Mitigation

☐ Data  
Insufficient

## 12. Housing

Will the proposal:

- a. Affect existing housing, or create a demand for additional housing?

To determine if the proposal will affect existing housing or create a demand for additional housing, please answer the following questions:

- (1) Will the proposal decrease the amount of housing in the Tahoe Region?

☐ Yes

☒ No

☐ No, With  
Mitigation

☐ Data  
Insufficient

- (2) Will the proposal decrease the amount of housing in the Tahoe Region historically or currently being rented at rates affordable by lower and very-low-income households?

☐ Yes

☒ No

☐ No, With  
Mitigation

☐ Data  
Insufficient

Number of Existing Dwelling Units: \_\_\_\_\_

Number of Proposed Dwelling Units: \_\_\_\_\_

- b. Will the proposal result in the loss of housing for lower-income and very-low-income households?

☐ Yes

☒ No

☐ No, With  
Mitigation

☐ Data  
Insufficient

## 13. Transportation/Circulation

Will the proposal result in:

- a. Generation of 100 or more new Daily Vehicle Trip Ends (DVTE)?

☐ Yes

☒ No

☐ No, With  
Mitigation

☐ Data  
Insufficient

b. Changes to existing parking facilities, or demand for new parking?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

c. Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

d. Alterations to present patterns of circulation or movement of people and/or goods?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

e. Alterations to waterborne, rail or air traffic?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

#### 14. Public Services

Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas?

a. Fire protection?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |



b. Police protection?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

c. Schools?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

d. Parks or other recreational facilities?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

e. Maintenance of public facilities, including roads?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

f. Other governmental services?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

## 15. Energy

Will the proposal result in:

a. Use of substantial amounts of fuel or energy?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

## 16. Utilities

Except for planned improvements, will the proposal result in a need for new systems, or substantial alterations to the following utilities:

a. Power or natural gas?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

b. Communication systems?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

c. Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

d. Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

e. Storm water drainage?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

f. Solid waste and disposal?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> Data Insufficient |

## 17. Human Health

Will the proposal result in:

- a. Creation of any health hazard or potential health hazard (excluding mental health)?

☐ Yes ☒ No

☐ No, With Mitigation ☐ Data Insufficient

- b. Exposure of people to potential health hazards?

☐ Yes ☒ No

☐ No, With Mitigation ☐ Data Insufficient

## 18. Scenic Resources/Community Design

Will the proposal:

- a. Be visible from any state or federal highway, Pioneer Trail or from Lake Tahoe?

☐ Yes ☒ No

☐ No, With Mitigation ☐ Data Insufficient

- b. Be visible from any public recreation area or TRPA designated bicycle trail?

☐ Yes ☒ No

☐ No, With Mitigation ☐ Data Insufficient

- c. Block or modify an existing view of Lake Tahoe or other scenic vista seen from a public road or other public area?

☐ Yes ☒ No

☐ No, With Mitigation ☐ Data Insufficient

- d. Be inconsistent with the height and design standards required by the applicable ordinance or Community Plan?

☐ Yes ☒ No

☐ No, With Mitigation ☐ Data Insufficient

- e. Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines?

☐ Yes

☒ No

☐ No, With Mitigation

☐ Data Insufficient

**Discussion (Item 18.a):** The proposed amendments will affect development that will be potentially visible from US Highway 50. Such development would be authorized under current standards. Any development is subject to compliance with citywide design standards and guidelines, which are designed to ensure compatibility with scenic thresholds. Development can only be approved when consistent with relevant height-related findings in Chapter 37 of the TRPA Code of Ordinances, which further ensure scenic compatibility. Because these area plan amendments would not make structures more visible, no impact to visibility is anticipated.

**Discussion (Item 18.b):** Please see the above discussion for Item 18.a. The amendment could potentially affect land within proximity to the Class-I multi-use trails along US Highway 50. The amendment would not result in impacts to views from these facilities, as the amendment would not result in more visually imposing structures than what is currently allowed by the area plan.

**Discussion (Item 18.c):** Please see the above discussion for Item 18.a. The proposed amendment will not affect views from the lake. Resulting development may be visible from public roads, but the amendment would not result in more visually imposing structures than what is currently allowed by the community plan.

**Discussion (Item 18.e):** The proposed amendment affects the Tourist Center Gateway District, Special Area #1, which is adjacent to Scenic Roadway Unit #33 (The Strip), which is in non-attainment for the scenic threshold. The 2015 threshold evaluation notes that redevelopment, remodeling, and façade improvements help to provide incremental benefits to scenic quality. As the proposed amendment is intended to encourage additional tourist-related uses and redevelopment it can be seen as promoting scenic quality improvement.

## 19. Recreation

Does the proposal:

- a. Create additional demand for recreation facilities?

☐ Yes

☒ No

☐ No, With Mitigation

☐ Data Insufficient

- b. Create additional recreation capacity?

☐ Yes

☒ No

☐ No, With Mitigation

☐ Data Insufficient

- c. Have the potential to create conflicts between recreation uses, either existing or proposed?

☐ Yes
 ☒ No

☐ No, With Mitigation
 ☐ Data Insufficient

- d. Result in a decrease or loss of public access to any lake, waterway, or public lands?

☐ Yes
 ☒ No

☐ No, With Mitigation
 ☐ Data Insufficient

## 20. Archaeological/Historical

- a. Will the proposal result in an alteration of or adverse physical or aesthetic effect to a significant archaeological or historical site, structure, object or building?

☐ Yes
 ☒ No

☐ No, With Mitigation
 ☐ Data Insufficient

- b. Is the proposed project located on a property with any known cultural, historical, and/or archaeological resources, including resources on TRPA or other regulatory official maps or records?

☐ Yes
 ☒ No

☐ No, With Mitigation
 ☐ Data Insufficient

- c. Is the property associated with any historically significant events and/or sites or persons?

☐ Yes
 ☒ No

☐ No, With Mitigation
 ☐ Data Insufficient

- d. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?

☐ Yes
 ☒ No

☐ No, With Mitigation
 ☐ Data Insufficient

- e. Will the proposal restrict historic or pre-historic religious or sacred uses within the potential impact area?

☐ Yes
 ☒ No

☐ No, With Mitigation
 ☐ Data Insufficient

## 21. Findings of Significance.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California or Nevada history or prehistory?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environmental is significant?)

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

- d. Does the project have environmental impacts which will cause substantial adverse effects on human being, either directly or indirectly?

☐ Yes ☒ No  
☐ No, With Mitigation ☐ Data Insufficient

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Determination:

On the basis of this evaluation:

- a. The proposed project could not have a significant effect on the environment and a finding of no significant effect shall be prepared in accordance with TRPA's Rules of Procedure.

☒ Yes ☐ No

- b. The proposed project could have a significant effect on the environment, but due to the listed mitigation measures which have been added to the project, could have no significant effect on the environment and a mitigated finding of no significant effect shall be prepared in accordance with TRPA's Rules and Procedures.

☐ Yes ☒ No

- c. The proposed project may have a significant effect on the environment and an environmental impact statement shall be prepared in accordance with this chapter and TRPA's Rules of Procedure

☐ Yes ☒ No



\_\_\_\_\_  
Signature of Evaluator

Date November 30, 2021

\_\_\_\_\_  
Jennifer Self, Principal Planner  
Title of Evaluator

## Attachment E

Required Findings/Rationale and Finding of No Significant Effect (FONSE)



**REQUIRED FINDINGS & FINDING OF NO SIGNIFICANT EFFECT  
FOR AMENDMENTS OF THE CITY OF SOUTH LAKE TAHOE'S  
TOURIST CORE AREA PLAN**

This document contains required findings per Chapter 3, 4, and 13 of the TRPA Code of Ordinances for amendments to the City of South Lake Tahoe's Tourist Core Area Plan (TCAP):

Chapter 3 Findings: The following finding must be made prior to amending the TCAP:

1. Finding: The proposed amendments could not have a significant effect on the environment with the incorporation of mitigation and a mitigated finding of no significant effect shall be prepared in accordance with TRPA's Rules of Procedure.

Rationale: Based on the completed Initial Environmental Checklist/Mitigated Finding of No Significant Effect (IEC/FONSE), no significant environmental impacts have been identified as a result of the proposed amendments. The IEC was prepared to evaluate the potential environmental impacts of the amendments and tiers from and incorporates by reference specific analyses contained in the following environmental review documents:

- TRPA, *Regional Plan Update EIS*, certified by the TRPA Governing Board on December 12, 2012 (RPU EIS)
- TRPA, *Tourist Core Area Plan IEC/FONSE*, certified by the TRPA Governing Board on November 11, 2013 (TCAP IEC).
- TRPA/Tahoe Metropolitan Planning Organization (TMPO), *Transportation Plan/Sustainable Communities Strategy IS/MND/IEC/FONSE*, certified by the TMPO Board and the TRPA Governing Board on April 25, 2017 (RTP IS/IEC)

These program-level environmental documents include a regional and county-wide cumulative scale analysis and a framework of mitigation measures that provide a foundation for subsequent environmental review at an Area Plan level. Because the amendments are consistent with the Regional Plan, Regional Transportation Plan (RTP), and General Plan, which have approved program-level EISs/EIRs, the TCAP amendment is within the scope of these program-level EISs/EIRs.

The proposed project evaluated by the IEC are the amendments of the TCAP as summarized in this packet.

This IEC is tiered from the TRPA 2012 Regional Plan Update EIS in accordance with Section 6.12 of the TRPA Rules of Procedures. The 2012 RPU EIS is a Program EIS that was prepared pursuant to Article VI of TRPA Rules of Procedures (Environmental Impact Statements) and Chapter 3 (Environmental Documentation) of the TRPA Code of Ordinances. The 2012 Regional Plan Update (RPU) is a comprehensive land use plan that guides physical development within the Lake Tahoe

Region through 2035. The 2012 RPU EIS analyzes full implementation of uses and physical development proposed under the 2012 RPU, and it identifies measures to mitigate the significant adverse program-level and cumulative impacts associated with that growth. The TCAP is an element of the growth that was anticipated in the 2012 RPU and evaluated in the 2012 RPU EIS. By tiering from the 2012 RPU EIS, this IEC relies on the 2012 RPU EIS for the following:

- a discussion of general background and setting information for environmental topic areas;
- overall growth-related issues;
- issues that were evaluated in sufficient detail in the 2012 RPU EIS for which there is no significant new information or change in circumstances that would require further analysis; and
- assessment of cumulative impacts.

This IEC evaluates the potential environmental impacts of the proposed amendments with respect to the 2012 RPU EIS to determine what level of additional environmental review, if any, is appropriate. As shown in the Determination in Section V of the IEC and based on the analysis contained in the IEC, it has been determined that the proposed project would not have significant effects on the environment. Therefore, a Finding of No Significant Effect will be prepared.

This IEC concludes that many potentially significant project impacts are addressed by the measures that have been adopted as part of the approval of the 2012 RPU. Therefore, those 2012 RPU EIS mitigation measures that are related to, and may reduce the impacts of, this project are identified in the IEC.

Nothing in this IEC in any way alters the obligations of the City or TRPA to implement the mitigation measures adopted as part of the RPU.

The amendments proposed include addition of land uses within the Tourist Core Area Plan Tourist Center Gateway District, Special Area #1; addition of a provision related to the restriction of these land uses; and the amendment and addition of land use definitions to align with the goals of the TCAP. These amendments, as described in this packet, will become part of the Regional Plan and will replace existing plans for this geographical area within the City of South Lake Tahoe.

The IEC assessed potential impacts to the affected physical environment from the amendments to design standards in Appendix C of the TCAP. It did not evaluate project specific environmental impacts. Project level environmental analysis will be required based on the specific project

design once submitted. Based on the review of the evidence, the analysis and conclusion in the IEC determined the amendments will not have a significant impact on the environment not otherwise evaluated in the RPU EIS and TCAP IEC and potential significant impacts will be mitigated or addressed through implementation of the RPU, RTP, and the City's General Plan.

Chapter 4 Findings: The following findings must be made prior to adopting the TCAP Amendments:

1. Finding: The proposed Area Plan Amendment is consistent with, and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Community Plan/Plan Area Statements, the TRPA Code of Ordinances, and other TRPA plans and programs.

Rationale: Land Use Policy 4.6 of TRPA's Goals and Policies encourages the development of Area Plans that improve upon existing Plan Area Statements and Community Plans or other TRPA regulations in order to be responsive to the unique needs and opportunities of the various communities in the Tahoe Region. The amendments include all required elements identified in Land Use Policies 4.8, 4.9 and 4.10 as demonstrated in the Conformance Review Checklist.

The amendments were prepared in conformance with the substantive and procedural requirements of the Goals and Policies, as implemented through TRPA Code of Ordinances, Chapter 13, *Area Plans*. The TCAP is consistent with the Tahoe Regional Plan and TRPA Code of Ordinances, as shown in the Conformance Review Checklist and as demonstrated by the IEC. The amendments proposed include addition of land uses within the Tourist Core Area Plan Tourist Center Gateway District, Special Area #1; addition of a provision related to the restriction of these land uses; and the amendment and addition of land use definitions to align with the goals of the TCAP.

Pursuant to Code Section 4.4.2, TRPA considers, as background for making the Section 4.4.1.A through C findings, the proposed project's effects on compliance measures (those implementation actions necessary to achieve and maintain thresholds), supplemental compliance measures (actions TRPA could implement if the compliance measures prove inadequate to achieve and maintain thresholds), the threshold indicators (adopted measurable physical phenomena that relate to the status of threshold attainment or maintenance), additional factors (indirect measures of threshold status, such as funding levels for Environmental Improvement Program (EIP) projects), and interim and target dates for threshold achievement. TRPA identifies and reports on threshold compliance measures, indicators, factors and targets in the Threshold Evaluation Reports prepared pursuant to TRPA Code of Ordinances, Chapter 16, *Regional Plan and Environmental Threshold Review*.

TRPA relies upon the project's accompanying environmental documentation, Staff's professional analysis, and prior plan level documentation, including findings and EISs, to reach the fundamental conclusions regarding the project's consistency with the Regional Plan and thresholds. A project that is consistent with all aspects of the Regional Plan and that does not adversely affect any threshold is, by definition, consistent with compliance measures, indicators and targets. In order to increase its analytical transparency, TRPA has prepared worksheets related specifically to the 4.4.2 considerations, which set forth the 222 compliance and supplemental compliance measures, the 178 indicators and additional factors, and interim and final targets. Effects of the proposed project (here the amendments) on these items, if any, are identified and to the extent possible described. TRPA cannot identify some target dates, status and trend for some threshold indicators because of a lack of available information. TRPA may still determine whether the project will affect the 4.4.2 considerations (and ultimately consistency with the Regional Plan and impact on thresholds) based on the project's specific environmental impacts related to those threshold indicators.

Based on the IEC, the RPU EIS, the TCAP IEC, the RPU and RTP findings made by the TRPA Governing Board, and the Section 4.4.2 staff analysis, and using applicable measurement standards consistent with the available information, the amendments will not adversely affect applicable compliance and supplemental compliance measures, indicators, additional factors, and attainment of targets by the dates identified in the 2019 Threshold Evaluation. The TCAP incorporates and/or implements relevant compliance measures, and with the implementation of the measures with respect to development within the TCAP, the effects are not adverse, and with respect to some measures, are positive. (See Threshold Indicators and Compliance Measures Worksheets)

TRPA anticipates that implementation of the amendments will accelerate threshold gains by encouraging the redevelopment of an aging town center and as demonstrated below.

Section 4.4.2.B also requires TRPA to disclose the impact of the proposed project on

its cumulative accounting of units of use (e.g., residential allocations, commercial floor area). The TCAP Amendment does not affect the cumulative accounting of units of use as no additional residential, commercial, tourist, or recreation allocations are proposed or allocated as part of these amendments. For any specific development project proposed within the TCAP, accounting for units of use, resource utilization and threshold attainment will occur as a part of the review and approval process.

Similarly, Section 4.4.2.C requires TRPA to confirm whether the proposed project is within the remaining capacity for development (e.g., water supply, sewage, etc.) identified in the environmental documentation for the Regional Plan. The amendments do not affect the amount of the remaining capacities available, identified and discussed in the RPU EIS. The TCAP does not allocate capacity or authorize any particular development. To the extent the amendments enable the use of redevelopment incentives, those incentives are within the scope of the incentives analyzed by the RPU EIS.

TRPA therefore finds that the amendments are consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Community Plans, Plan Area Statements, the TRPA Code or Ordinances, and other TRPA plans and programs.

2. Finding: The proposed ordinance and rule amendments will not cause the environmental threshold carrying capacities to be exceeded.

Rationale: As demonstrated in the completed IEC, no significant environmental effects were identified as a result of the proposed amendments, and the IEC did not find any thresholds that would be adversely affected or exceeded. As found above, the Area Plan, as amended, is consistent with and will help to implement the Regional Plan.

TRPA reviewed the proposed amendment in conformance with the 222 compliance measures and supplemental compliance measures, the over 178 indicators and additional factors that measure threshold progress and threshold target, and interim attainment dates. The amendments will not adversely affect applicable compliance measures, indicators, additional factors and supplemental compliance measures and target dates as identified in the 2019 Threshold Evaluation indicator summaries. TRPA anticipates that implementation of the TCAP will accelerate threshold gains as demonstrated below. Because the principal beneficial impacts of implementation of the TCAP depend upon the number and size of redevelopment projects, the specific extent and timing or rate of effects of the TCAP cannot be determined at this time. However, pursuant to Chapter 13 of the TRPA Code of Ordinances, TRPA will monitor all development projects within the TCAP through quarterly and annual reports. These reports will then be used to evaluate the status and trend of the threshold every four years.

The amendments do not affect the cumulative accounting of units of use as no additional residential, commercial, tourist or recreation allocations are proposed or allocated as part of this Regional Plan amendment. Any allocations used as a result of these amendments would be taken from available pools held by the City of South Lake Tahoe or TRPA, transferred, or converted through the transfer of development rights program (TRPA Code Chapter 51). Accounting for units of use, resource utilization and threshold attainment will occur as a part of the project review and approval process.

The amendments do not affect the amount of the remaining capacity available, as the remaining capacity for water supply, sewage collection and treatment, recreation and vehicle miles travelled have been identified and evaluated in the RPU EIS. No changes to the overall capacity are proposed in these amendments. TRPA therefore finds that the amendments will not cause the thresholds to be exceeded.

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

Rationale: Based on the following: (1) TCAP Amendment IEC; (2) RPU EIS; (3) RTP EIR/EIS; and (4) 2019 Threshold Evaluation Report, adopted by the Governing Board, no applicable federal, state or local air and water quality standard will be exceeded by adoption of the amendments. The proposed amendments do not affect or change the Federal, State or local air and water quality standards applicable for the Region. Projects developed under the TCAP will meet the strictest applicable air quality standards and implement water quality improvements consistent with TRPA Best Management Practices (BMPs) requirements and the Lake Tahoe Total Maximum Daily Load (TMDL) and County's Pollutant Load Reduction Plan (PLRP). Federal, State, and local air and water quality standards remain applicable for all parcels in the TCAP, thus ensuring environmental standards will be achieved or maintained pursuant to the Bi-State Compact.

4. Finding: The Regional Plan and all of its elements, as amended, achieves and maintains the thresholds.

Rationale: **I. Introduction**

In 1980, Congress amended the Compact to accelerate the pace of environmental progress in the Tahoe Region by tasking TRPA with adopting a regional plan and implementing regulations that protect the unique national treasure that is Lake Tahoe. First, Article V(b) required that TRPA, in collaboration with Tahoe's other regulatory agencies, adopt "environmental threshold carrying capacities" ("thresholds" or "standards") establishing goals for a wide array of environmental criteria, including water quality, air quality, and wildlife. Second, Article V(c) directed TRPA to adopt a "regional plan" that "achieves and maintains" the

thresholds, and to “continuously review and maintain” implementation of the plan.

The 1980 Compact inaugurated an era of establishing and enforcing rigorous controls on new development. In 1982, TRPA adopted the necessary thresholds for the Tahoe Region. These thresholds are a mix of both long- and short-term goals for the Tahoe Region. The Region was “in attainment” of a number of these thresholds shortly after the adoption of the Regional Plan and remains in attainment today. Other thresholds address more intractable problems; for example, TRPA established numeric water quality standards that, even under best-case conditions, could not be attained for decades. *See, e.g., League to Save Lake Tahoe v. Tahoe Reg’l Planning Agency*, 739 F. Supp. 2d 1260, 1265 (E.D. Cal. 2010).

The second phase in this process was establishing a regional plan that, when implemented through rules and regulations, would ultimately “achieve and maintain” the thresholds over time. In 1987, following years of negotiation and litigation, TRPA adopted its Regional Plan. The 1987 Regional Plan employed a three-pronged approach to achieve and maintain the adopted environmental thresholds. First, the plan established a ceiling on development in Tahoe and restricted the placement, timing, and extent of new development. Second, the plan sought to prevent new harm to the environment as well as repair the environmental damage caused by existing development, particularly for projects that pre-dated TRPA’s existence (i.e., correcting the “sins of the past”); to this end, the plan created incentives to redevelop urbanized sites under more protective regulations and to transfer development out of sensitive areas that would then be restored. Third, TRPA adopted a capital investment program that was largely but not exclusively publicly funded to achieve and maintain thresholds by improving infrastructure and repairing environmental damage. In 1997, TRPA replaced this program with its “Environmental Improvement Program” (“EIP”). In subsequent years, TRPA generated investments of well over \$1 billion in public and private money to restore ecosystems and improve infrastructure under the EIP. Recent litigation confirmed that the Regional Plan as established in 1987 and subsequently amended over time will achieve and maintain the adopted environmental thresholds. *Sierra Club v. Tahoe Reg’l Planning Agency*, 916 F.Supp.2d 1098 (E.D. Cal. 2013) [Homewood litigation].

### **Regional Plan Update Process**

Even though implementation of the 1987 Regional Plan would achieve and maintain the thresholds, in 2004 TRPA began public outreach and analysis of the latest science and monitoring results to identify priority areas in which the Regional Plan could be comprehensively strengthened to accelerate the rate of threshold attainment. TRPA’s policymakers realized that the challenges facing the Region differed from those confronting the agency when it adopted its original Regional Plan in 1987. Uncontrolled new growth that had been the primary threat decades earlier had been brought into check by the strict growth limitations in the 1987 Regional Plan. Today’s problems differed, resulting from the continuing deterioration and lack of upgrades to existing “legacy” development. In essence, to make the greatest environmental difference, the Tahoe Region needed to fix what

was already in place. In addition, TRPA realized some existing land-use controls could be improved to remove barriers to redevelopment that would address ongoing environmental degradation caused by sub-standard development constructed before TRPA had an adopted Regional Plan or even came into existence. Land use regulations and public and private investment remain essential to attaining the thresholds for Lake Tahoe.

Furthermore, TRPA recognized that the social and economic fabric of the Tahoe Region could not support the level of environmental investment needed. The economic foundation of gaming had fallen away, and the level of environmental investment needed could not be supported solely by an enclave of second homes for the wealthy. Businesses and the tourism sector were faltering. Affordable housing and year-round jobs were scarce. Local schools were closing, and unemployment was unusually high. In light of these realities, TRPA sponsored an ongoing outreach program to obtain input on how to advance TRPA's environmental goals. Between 2004 and 2010, TRPA conducted over 100 public meetings, workshops, and additional outreach. More than 5,000 people provided input regarding their "vision" for TRPA's updated Regional Plan. Based on this input, TRPA identified a number of priorities to be addressed by the updated Regional Plan, including:

1. Accelerating water quality restoration and other ecological benefits by supporting environmental redevelopment opportunities and EIP investments.
2. Changing land-use patterns by focusing development in compact, walkable communities with increased alternative transportation options.
3. Transitioning to more permitting by local governments to create "one-stop" and "one permit" for small to medium sized projects, where local government wanted to assume these duties.

On December 12, 2012, TRPA's nine-year effort culminated with the approval of the Regional Plan Update.

### **Regional Plan Update Amendments**

The Regional Plan Update ("RPU") uses multiple strategies targeting environmental improvements to accelerate achieving and maintaining threshold standards in the Region. First, the RPU maintains both regulatory and implementation programs that have proven effective in protecting Lake Tahoe's environment. TRPA's regional growth control regulatory system, strict environmental development standards, and inter-agency partnerships for capital investment and implementation (e.g., EIP) remain in place.

Second, the RPU promotes sensitive land restoration, redevelopment, and increases the availability of multi-modal transportation facilities. The implementation of the RPU will facilitate transferring existing development from outlying, environmentally-sensitive areas into existing urbanized community



centers. The RPU provides incentives so that private capital can be deployed to speed this transformation.

Third, the RPU authorizes the Area Plan process for communities and land management agencies in the Tahoe Region in order to eliminate duplicative and unpredictable land use regulations that deterred improvement projects. Area Plans, created pursuant to Chapter 13 of the TRPA Code of Ordinances, also allows TRPA and local, state, federal, and tribal governments to expand the types of projects for which local, state, federal, and tribal governments apply TRPA rules to proposed projects within the Tahoe Region. After approval of an Area Plan by TRPA, this process allows a single government entity to review, permit, and inspect projects in their jurisdiction. All project approvals delegated to other government entities may be appealed to the TRPA for final decision. In addition, the performance of any government receiving delegated authority will be monitored quarterly and audited annually to ensure proper application of TRPA rules and regulations.

As noted above, a variety of strategies in the Regional Plan will work together to accelerate needed environmental gains in the categories where threshold benefits are most needed – water quality, restoration of sensitive lands, scenic quality advances in developed roadway units, and efforts to continue maintenance and attainment of air quality standards. Area Plans that include “Centers” play a key role in the Regional Plan’s overall strategy by activating environmental redevelopment incentives (e.g., increases in density and height) that also provide the receiving capacity for transfers of units from sensitive lands. The next section of this finding establishes how the City of South Lake Tahoe’s TCAP fulfills the role anticipated by the RPU and RTP and the expected threshold gain resulting from its implementation.

## **II. TCAP Amendments and Threshold Gain**

The TCAP Amendments accelerate threshold gain including water quality restoration, scenic quality improvement, and other ecological benefits, by supporting environmental redevelopment opportunities and Environmental Improvement Program (EIP) investments. The amendments will help to accelerate environmental redevelopment within an existing town center by allowing increased density and height provisions that serve as an incentive for private investment in redevelopment projects. These redevelopment incentives are intended to increase the rate of redevelopment and will likewise increase the rate of threshold gain by accelerating the application of controls designed to enhance water quality, air quality, soil conservation, scenic quality and recreational improvements to projects that wouldn’t otherwise be redeveloped absent TCAP provisions.

The TCAP’s Development and Design Standards represent a significant step forward in enhancing the aesthetics of the built environment and will result in improvements to the scenic threshold as projects are approved and built. Redevelopment of existing Town Centers and the Regional Center is identified in

the Regional Plan as a high priority.

As described in more specific detail below, the amendments beneficially affects multiple threshold areas.

#### A. Water Quality

The 2019 Threshold Evaluation found that the trend in reduced lake clarity has been slowed. The continued improvement is a strong indication that the actions of partners in the Region are contributing to improved clarity and helping TRPA attain one of its signature goals.

An accelerated rate of redevelopment within the TCAP will result in accelerated water quality benefits. Each redevelopment project is required to comply with strict development standards including water quality Best Management Practices (“BMP”) and coverage mitigation requirements and will provide additional opportunities for implementing area wide water quality systems.

#### B. Air Quality

The 2019 Threshold Evaluation found that the majority of air quality standards are in attainment and observed change suggests that conditions are improving or stable. Actions implemented to improve air quality in the Lake Tahoe Region occur at the national, state, and regional scale. The U.S. Environmental Protection Agency and state agencies, such as the California Air Resources Board, have established vehicle tail-pipe emission standards and industrial air pollution standards. These actions have resulted in substantial reductions in the emissions of harmful pollutants at state-wide and national scales and likely have contributed to improvement in air quality at Lake Tahoe. At a regional scale, TRPA has established ordinances and policies to encourage alternative modes of transportation and to reduce vehicle idling by prohibiting the creation of new drive-through window establishments.

Facilitating projects within the approved Area Plans is an integral component in implementing regional air quality strategies and improvements at a community level. (TRPA Goals and Policies: Chapter 2, Land Use). Because the land use and transportation strategies identified in the TCAP lead to implementation of the Regional Plan, they directly contribute to achieving and maintaining the Air Quality threshold.

One of the main objectives of the TCAP is to encourage the redevelopment of the existing built environment and to provide access to recreational opportunities from walking and bike paths, as well as provide greater access to transit. Replacing older buildings with newer, more energy efficient buildings that take advantage of the City of South Lake Tahoe’s Green Building Program will also help to improve air quality and ensure the attainment of air quality standards.

TRPA’s 2020 *Regional Transportation Plan: Linking Tahoe (RTP)* includes an analysis of its conformity with the California State Implementation Plan to ensure that the

RTP remains consistent with State and local air quality planning work to achieve and/or maintain the national ambient air quality standards (NAAQS). The proposed amendment does not propose substantial changes to land use assumptions for mixed-use assigned to the amendment area and the TCAP would continue to promote higher density residential uses within one-quarter mile of transit, commercial, and public service uses, and therefore would not change the conformity determination by state regulators.

The TCAP boundaries include an existing Town Center and with existing transit routes and a multi-use shared path. This indicates that redevelopment is in the appropriate location to potentially generate the shorter trip lengths and reduce vehicle-miles traveled needed to meet the air quality goals of the Regional Plan and the City's General Plan.

#### C. Soil Conservation

The 2019 Threshold Evaluation found negligible change in the total impervious cover in the Region over the last five years and the majority of soil conservation standards in attainment. While the permitting process of partners has been effective in focusing development on less sensitive lands and encouraging removal of impervious cover from sensitive areas, there is still much work to be done. Plans for large scale SEZ restoration, recent improvements in the Development Rights program, and implementation of the Area Plans will continue to help achieve SEZ restoration goals.

Today, most if not all developed commercial and tourist properties exceed the 50 percent maximum land coverage allowed in the Area Plan. Several commercial properties within the subject area average 90% coverage. This indicates that future redevelopment would be required to implement excess land coverage mitigation. Furthermore, redevelopment permitting would require these properties to come into modern site design standards including landscaping, BMPs, setbacks, etc. These standards would likely result in the removal of existing land coverage for properties that are severely overcovered. Therefore, the amendments will help to accelerate threshold gain through soil conservation.

#### D. Scenic Quality

The 2019 Threshold Evaluation found that scenic gains were achieved in developed areas along roadways and scenic resources along the lake's shoreline, the areas most in need of additional scenic improvement. Overall, 93% of the evaluated scenic resource units met the threshold standard and no decline in scenic quality was documented in any indicator category.

The subject area is located within Urban Roadway Scenic Corridor Units #33, which is not in attainment, Scenic Shoreline Unit #31, which is in attainment.

Future redevelopment within the subject area is likely to result in a significant improvement to scenic quality from the roadway and will not be allowed to

degrade the shoreline scenic attainment. Redevelopment will be required to comply with the following TCAP Goals and Policies:

**Goal NCR-1 Scenic Resources**

To protect and enhance the visual connection between South Lake Tahoe and the Lake Tahoe Region's scenic resources.

**Policy NCR-1.1**

Improve the visual quality of the built environment consistent with the general recommendations for site planning found in the TRPA Scenic Quality Improvement Program (SQIP) to attain threshold attainment for Scenic Roadway Units # 32, 33 and 45.

**Policy NCR-1.2**

Maintain Stream Environment Zone (SEZ) restoration sites and stormwater drainage basins as view corridors and scenic resources to relieve the strip commercial character along US 50 within the Tourist Core.

**Policy NCR-1.3**

Adopt siting and building design standards and guidelines to protect, improve, and enhance the scenic quality of the natural and built environment and take full advantage of scenic resources through site orientation, building setbacks, preservation of viewsheds, and height limits.

Furthermore, Section 7.2 and Appendix C of the Area Plan includes specific scenic resources implementation strategies to achieve the goals and policies above.

**E. Vegetation**

The 2019 Threshold Evaluation found that vegetation in the Region continues to recover from the impacts of legacy land use. The majority of vegetation standards that are currently not in attainment relate to common vegetation in the Region. This finding is consistent with those of past threshold evaluations. As the landscape naturally recovers from the impacts of historic logging, grazing, and ground disturbance activities over the course of this century, many of the standards are expected to be attained.

The proposed amendment area is developed and overcovered with minimal native vegetation. The proposed amendments would not alter or revise the regulations pertaining to native vegetation protection during construction. Consistent with existing conditions, vegetation surrounding the construction site of a future redevelopment project would be required to comply with Section 33.6, Vegetation Protection During Construction, of the TRPA Code of Ordinances. Protective requirements include installation of temporary construction fencing, standards for

tree removal and tree protection, standards for soil and vegetation protection, and revegetation of disturbed areas.

Amending the land uses would not result in tree or vegetation removal. Future projects on the parcels in the amendment area would be subject to project-level environmental review and removal of any native, live, dead or dying trees would be required to be consistent with Chapter 61, Vegetation and Forest Health, of the TRPA Code of Ordinances. The area is not within TRPA's Conservation or Recreation land use classifications.

#### F. Recreation

The 2019 Threshold Evaluation found that land acquisition programs and the Lake Tahoe Environmental Improvement Program have contributed to improved access and visitor and resident satisfaction with the quality and spectrum of recreation opportunities. Partner agencies have improved existing recreation facilities and created new ones, including providing additional access to Lake Tahoe, hiking trailheads, and bicycle trails. Today's emerging concerns are transportation access to recreation sites and maintaining quality recreation experiences as demand grows, concerns that may require the Region to revisit policies and goals for the recreation threshold standards.

The City of South Lake Tahoe contains numerous recreational opportunities within its boundaries and in the immediate vicinity (i.e. Bonanza Park, Camp Richardson, Pope Beach, Baldwin Beach, Kiva Beach, Taylor Creek Day Use Area, Regan Beach, Ski Run Marina and Beach, Lakeside Marina, Heavenly Resort California base, Van Sickle Bi-State Park, Bijou Golf course, and other hiking and mountain bicycle trails).

The TCAP includes goals and policies regarding maintaining, improving and expanding recreation facilities and providing enhanced access through the construction of sidewalks and bike paths and improving public transit.

The approval of any project proposing the creation of additional recreational capacity would be subject to subsequent project-level environmental review and permitting and, if applicable, would be subject to the Persons At One Time (PAOT) system of recreation allocations administered by TRPA as described in Section 50.9 (Regulation of Additional Recreation Facilities) of the TRPA Code of Ordinances. No additional PAOTs are proposed by the amendment, nor are any changes to recreational land uses or policies.

#### G. Fisheries

While the 2019 Threshold Evaluation found standards for fisheries to generally be in attainment, the standards focus on physical habitat requirements that may not reflect the status of native fish populations. Recent population surveys in Lake Tahoe suggest significant declines in native fish species in parts of the nearshore. Declines are likely the result of impacts from the presence of aquatic invasive species in the lake. While efforts to prevent new invasive species from entering the

lake have been successful, mitigating the impact of previously introduced existing invasive species remains a high priority challenge. Invasive species control projects are guided by a science-based implementation plan. Ensuring native fish can persist in the Region and the restoration of the historic trophic structure to the lake will likely require partners to explore novel methods to control invasive species and abate the pressure they are placing on native species. Climate change driven shifts in the timing and form of precipitation in the Region pose a longer-term threat to native fish that may need to be monitored.

BMPs required for project development would improve water quality and thus could contribute to improved riparian and lake conditions in receiving water bodies. The TCAP Amendment will not alter the Resource Management and Protection Regulations, Chapters 60 through 68, of the TRPA Code of Ordinances. Chapter 63: Fish Resources includes the provisions to ensure the protection of fish habitat and provide for the enhancement of degraded habitat. Development within The TCAP could benefit the Fisheries Threshold through Goals and Policies aimed at the restoration of SEZs and implementation of BMPs.

#### H. Wildlife

The 2019 Threshold Evaluation found that twelve of the 16 wildlife standards are in attainment. Over 50 percent of the land area in the Tahoe Region is designated for protection of listed special status species. Populations of special interest species are either stable or increasing.

Future redevelopment projects in the amendment area would be subject to project-level environmental review and permitting at which time the proposals would be required to demonstrate compliance with all federal, state, and TRPA regulations pertaining to the protection of animal species. (Section 62.4 of the TRPA Code). At a project-level, potential effects on animal species would be determined based on the species' distribution and known occurrences relative to the project area and the presence of suitable habitat for the species in or near the project area. TRPA's existing policies and Code provisions address potential impacts to special-status species through site-specific environmental review, development and implementation of project-specific measures to minimize or avoid impacts through the design process, and compensatory or other mitigation for any adverse effects on special-status species as a condition of project approval (Sections 61.3.6 and 62.4 of the TRPA Code).

Implementation of the proposed amendments would not result in the reduction in the number of any unique, rare, or endangered species of animals, including waterfowl. Future redevelopment projects would be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and TRPA regulations in Chapter 62 and 63 (Wildlife Resources and Fish Resources, respectively) of the TRPA Code of Ordinances. While the boundary amendments allow for some different land uses or use densities and heights in the amendment area, they do not propose specific new development or amendments that threaten protection of listed species or

their habitat, and do not affect policies that protect biological resources.

#### I. Noise

The 2019 Threshold Evaluation found that Ambient noise levels in seven of nine land-use categories are in attainment with standards, but because of the proximity of existing development to roadways just two of seven transportation corridors are in attainment with ambient targets. Due to insufficient data, status determinations were not possible for nearly half of the single event noise standards. Limited noise monitoring resources were prioritized towards collecting more robust information to analyze ambient noise standards, which are more conducive to influential management actions than are single event sources. TRPA continues to update and evaluate its noise monitoring program to ensure standards are protective and realistically achievable.

As discussed in the IEC, the TCAP amendments would not alter noise policies and would reduce the existing maximum CNEL levels within the TCAP to meet the adopted TRPA CNEL threshold standards, and Regional Plan and General Plan noise policies would continue to be applied.

Noise increases associated with traffic under redevelopment buildout conditions would be similar to existing noise levels as traffic levels are relatively the same between existing and new allowed uses. Redevelopment projects would be required to implement project-specific noise reduction measures established in the Regional Plan EIS, General Plan EIR, and the TCAP. The amendments would not create a significant noise level increase. Implementation of the amendment to the CNEL limit would result in a beneficial impact. For these reasons, TCAP amendments would not contribute to an adverse cumulative increase in noise levels.

#### III. Conclusion

Based on the foregoing: the completion of the IEC; the previously certified RPU EIS, RTP IS/ND/IEC; and the findings made on December 12, 2012 for the RPU, TRPA finds the Regional Plan and all of its elements, as amended by the project achieves and maintains the thresholds. As described above in more detail, the amendments actively promotes threshold achievement and maintenance by, *inter alia*, (1) incentivizing environmentally beneficial redevelopment, (2) requiring the installation of Best Management Practices improvements for all projects in the Area Plan, (3) requiring conformance with the Development and Design Standards that will result in improvements to scenic quality and water quality, (4) facilitating multi-use development in proximity to alternative modes of transportation in order to reduce vehicle miles traveled (VMT); and (5) incorporating projects identified in the City's Pollutant Load Reduction Plan (PLRP) to guarantee the assigned reductions necessary to meet water quality objectives. In addition, as found in Chapter 4 Findings 1 through 3 and the Chapter 13 Findings, no element of the amendments interferes with the efficacy of any of the other elements of the Regional Plan. Thus, the Regional Plan, as amended by the project, will continue to achieve and maintain

the thresholds.

Chapter 13 Findings: The following findings must be made prior to adopting amendments to the TCAP:

1. Finding: The proposed Area Plan Amendment is consistent with and furthers the goals and policies of the Regional Plan.

Rationale: Regional Plan Land Use Policy 4.6 encourages the development of area plans that supersede existing plan area statements and community plans or other TRPA regulations in order to be responsive to the unique needs and opportunities of communities. The proposed TCAP amendments were found to be consistent with the goals and policies of the Regional Plan, as described in the Area Plan Findings of Conformance Checklist (Attachment D to the staff summary), and as described in Chapter 4, Finding #1, above. The amendments provide the density and height necessary to facilitate redevelopment in the overcovered, aging town center and further the attainment of environmental thresholds.

The amended area will be subject to the TCAP General Review Standards, the Load Reduction Plans, and Additional Review Standards for Area Plans with Town Centers or Regional Centers.



**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)

**FINDING OF NO SIGNIFICANT EFFECT**

**Project Description:** Proposed amendments to the City of South Lake Tahoe's Tourist Core Area Plan.

**Staff Analysis:** In accordance with Article IV of the Tahoe Regional Planning Compact, as amended, and Section 6.6 of the TRPA Rules of Procedure, TRPA staff reviewed the information submitted with the subject project.

**Determination:** Based on the Initial Environmental Checklist, Agency staff found that the subject project will not have a significant effect on the environment.

A handwritten signature in black ink, appearing to read "Jennifer J. Smith", written over a horizontal line.

TRPA Executive Director/Designee

November 30, 2021

Date

## Attachment F

### Threshold Indicators and Compliance Measures

ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION

Tracking Number	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
<b>WATER QUALITY/SEZ - IN PLACE</b>				
1	BMP requirements, new development: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, Fish	N	The Tourist Core Area Plan (TCAP) amendments will not change existing BMP requirements in Chapter 60 of the TRPA Code of Ordinances and is expected to promote redevelopment activities on the school district property, which will increase the rate of BMP compliance.
2	BMP implementation program -- existing streets and highways: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, Trans, Fish	N	
3	BMP implementation program -- existing urban development: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, Fish	N	
4	BMP implementation program -- existing urban drainage systems: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, Trans, Fish	N	
5	Capital Improvements Program for Erosion and Runoff Control	WQ, Soils/SEZ, Trans, Fish	N	The TCAP amendments do not adversely affect the Capital Improvements Program for Erosion and Runoff Control. The plan recognizes existing programmed water quality improvements and encourages future improvements.
6	Excess land coverage mitigation program: <i>Code of Ordinances</i> Chapter 30	WQ, Soils/SEZ	N	The TCAP amendments will not change excess coverage mitigation requirements.
7	Effluent (Discharge) limitations: California (SWRCB, Lahontan Board) and Nevada (NDEP): <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, Fish	N	The effluent limitations in Chapter 5 of the TRPA Code of Ordinances are not being modified.
8	Limitations on new subdivisions: (See the Goals and Policies: Land Use Element)	WQ, Soils/SEZ, Rec, Scenic	N	All new subdivisions will continue to be limited by the provisions in Chapter 39, Subdivision, of the TRPA Code of Ordinances.
9	Land use planning and controls: See the Goals and Policies: Land Use Element and Code of Ordinances Chapters 11, 12, 13, 14, and 21	WQ, Soils/SEZ, Trans, Scenic	N	The TCAP was developed to meet Regional Plan and Code of Ordinances requirements. The amendments maintain consistency with Regional Plan goals and policies and Code of Ordinances standards.
10	Residential development priorities, The Individual Parcel Evaluation System (IPES): Goals and Policies: Implementation Element and Code of Ordinances Chapter 53	WQ, Soils/SEZ	N	The TCAP amendments do not affect residential development.

**ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION REVISED**

Tracking Number	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
11	Limits on land coverage for new development: Goals and Policies: Land Use Element and Code of Ordinances Chapter 30	WQ, Soils/SEZ, Scenic	N	The TCAP amendments do not affect land coverage.
12	Transfer of development: Goals and Policies: Land Use Element and Implementation Element	WQ, Soils/SEZ	N	The TCAP amendments do not change Goals and Policies from the Land Use Element and Implementation Element of the Regional Plan regarding the transfer of development.
13	Restrictions on SEZ encroachment and vegetation alteration: <i>Code of Ordinances Chapters 30 and 61</i>	WQ, Soils/SEZ, Veg, Wildlife, Fish, Rec, Scenic	N	The TCAP amendments will not alter existing restrictions on SEZ encroachment and vegetation alteration in the TRPA Code of Ordinances, Chapters 30 and 61.
14	SEZ restoration program: Environmental Improvement Program.	WQ, Soils/SEZ, Veg, Wildlife, Fish, Scenic	N	The TCAP amendments do not change policies and provisions that require the protection and restoration of SEZs.
15	SEZ setbacks: <i>Code of Ordinances</i> Chapter 53	WQ, Soils/SEZ, Veg, Wildlife, Fish	N	SEZ setback requirements in the TRPA Code of Ordinances, Chapter 53, Individual Parcel Evaluation System, Section 53.9, will not be altered by the TCAP amendments.
16	Fertilizer reporting requirements: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, Fish, Rec	N	The TCAP amendments will not modify the Resource Management and Protection regulations, Chapters 60 through 68, of the TRPA Code of Ordinances. Thus, fertilizer reporting and water quality mitigation requirements will stay in effect.
17	Water quality mitigation: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ	N	
18	Restrictions on rate and/or amount of additional development	WQ, Soils/SEZ, Wildlife, Scenic	N	The TCAP amendments do not affect the RPU's restrictions on the rate and amount of additional development.
19	Improved BMP implementation/enforcement program	WQ, Soils/SEZ	N	See response to Compliance Measures 1 through 4.
20	Increased funding for EIP projects for erosion and runoff control	WQ, Soils/SEZ	N	The TCAP amendments will not increase funding for EIP projects for erosion and runoff control.
21	Artificial wetlands/runoff treatment program	WQ, Soils/SEZ	N	There are no changes to the artificial wetlands/runoff treatment program proposed with the TCAP amendments.

**ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION REVISED**

Tracking Number	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
22	Transfer of development from SEZs	WQ, Soils/SEZ, Scenic	N	The TCAP amendments do not provide any additional incentives beyond those already addressed in the Regional Plan and Code of Ordinances to hasten the transfer of development rights from sensitive lands, including SEZs, or outlying areas to Town Centers and the Regional Center.
23	Improved mass transportation	WQ, Trans, Noise	N	The TCAP amendments do not affect mass transportation.
24	Redevelopment and redirection of land use: Goals and Policies: Land Use Element and Code of Ordinances Chapter 13	WQ, Soils/SEZ, Scenic	N	The TCAP does not affect the redirection of land use. The amendments are intended to help encourage environmentally beneficial redevelopment within an aging town center. These amendments are in-keeping with the Goals and Policies of the Regional Plan and Code of Ordinances Chapter 13.
25	Combustion heater rules, stationary source controls, and related rules: <i>Code of Ordinances</i> Chapter 65	WQ, AQ	N	No changes are being proposed in the TCAP amendments that would impact these Compliance Measures. The existing TRPA Code of Ordinance provisions will remain in effect.
26	Elimination of accidental sewage releases: Goals and Policies: Land Use Element	WQ, Soils/SEZ	N	
27	Reduction of sewer line exfiltration: Goals and Policies: Land Use Element	WQ, Soils/SEZ	N	
28	Effluent limitations	WQ, Soils/SEZ	N	
29	Regulation of wastewater disposal at sites not connected to sewers: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ	N	
30	Prohibition on solid waste disposal: Goals and Policies: Land Use Element	WQ, Soils/SEZ	N	
31	Mandatory garbage pick-up: Goals and Policies: Public Service Element	WQ, Soils/SEZ, Wildlife	N	
32	Hazardous material/wastes programs: Goals and Policies: Land Use Element and Code of Ordinances Chapter 60	WQ, Soils/SEZ	N	
33	BMP implementation program, Snow and ice control practices: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, AQ	N	
34	Reporting requirements, highway abrasives and deicers: Goals and Policies:, Land Use Element and Code of Ordinances Chapter 60	WQ, Soils/SEZ, Fish	N	
35	BMP implementation program--roads, trails, skidding, logging practices: <i>Code of Ordinances</i> Chapter 60, Chapter 61	WQ, Soils/SEZ, Fish	N	The TCAP amendments will not change BMP requirements. See response to Compliance Measures 1 through 4.

**ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION REVISED**

Tracking Number	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
36	BMP implementation program-- outdoor recreation: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, Fish, Rec	N	
37	BMP implementation program-- livestock confinement and grazing: <i>Code of Ordinances</i> Chapter 21, Chapter 60, Chapter 64	WQ, Soils/SEZ, Veg, Wildlife, Fish	N	
38	BMP implementation program-- pesticides	WQ, Soils/SEZ	N	
39	Land use planning and controls -- timber harvesting: <i>Code of Ordinances</i> Chapter 21	WQ, Soils/SEZ, AQ, Wildlife, Fish, Scenic	N	There are no changes to allowable timber harvesting in any of the regulatory zones as part of the TCAP amendments.
40	Land use planning and controls - outdoor recreation: <i>Code of Ordinances</i> Chapter 21	WQ, Soils/SEZ, Wildlife, Noise, Rec, Scenic	N	The TCAP amendments do not affect outdoor recreation. Land uses changes are in keeping with the Regional Plan and land use designations.
41	Land use planning and controls-- ORV use: Goals and Policies: Recreation Element	WQ, Soils/SEZ, AQ, Wildlife, Fish, Noise, Rec, Scenic	N	Regional Plan Policy R-1.5 states that "Off-road vehicle (ORV) use is prohibited in the Lake Tahoe Region except on specified roads, trails, or designated areas where the impacts can be mitigated." The TCAP amendments does not include the expansion of ORV use.
42	Control of encroachment and coverage in sensitive areas	WQ, Soils/SEZ, Wildlife, Rec, Scenic	N	See response to Compliance Measure 11.
43	Control on shorezone encroachment and vegetation alteration: <i>Code of Ordinances</i> Chapter 83	WQ, Soils/SEZ, Scenic	N	TRPA will continue to be responsible for enforcing and implementing Shorezone regulations, Chapters 80 through 85, of the TRPA Code of Ordinances, as well as other code provisions applicable to projects within the Shorezone. No changes are being proposed with the TCAP amendments that would modify existing code provisions related to the Shorezone or impact these compliance measures.
44	BMP implementation program-- shorezone areas: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ	N	
45	BMP implementation program-- dredging and construction in Lake Tahoe: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ	N	
46	Restrictions and conditions on filling and dredging: <i>Code of Ordinances</i> Chapter 84	WQ, Soils/SEZ, Fish	N	
47	Protection of stream deltas	WQ, Soils/SEZ, Wildlife, Fish, Scenic	N	
48	Marina master plans: <i>Code of Ordinances</i> Chapter 14	WQ, AQ/Trans, Fish, Scenic	N	
49	Additional pump-out facilities: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ	N	

**ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION REVISED**

Tracking Number	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
50	Controls on anti-fouling coatings: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, Fish	N	
51	Modifications to list of exempt activities	WQ, Soils/SEZ	N	The TCAP amendments will not alter the list of exempt activities.
<b>WATER QUALITY/SEZ - SUPPLEMENTAL</b>				
52	More stringent SEZ encroachment rules	WQ, Soils/SEZ, Wildlife, Fish	N	The TCAP amendments do not include any provisions that would impact Compliance Measures 52 through 61.
53	More stringent coverage transfer requirements	WQ, Soils/SEZ	N	
54	Modifications to IPES	WQ, Soils/SEZ	N	
55	Increased idling restrictions	WQ, Soils/SEZ, AQ	N	
56	Control of upwind pollutants	WQ, Soils/SEZ, AQ	N	
57	Additional controls on combustion heaters	WQ, Soils/SEZ, AQ	N	
58	Improved exfiltration control program	WQ, Soils/SEZ	N	
59	Improved infiltration control program	WQ, Soils/SEZ	N	
60	Water conservation/flow reduction program	WQ, Soils/SEZ, Fish	N	
61	Additional land use controls	WQ, Soils/SEZ, Wildlife	N	
<b>AIR QUALITY/TRANSPORTATION - IN PLACE</b>				
62	Fixed Route Transit - South Shore	Trans, Rec	N	The TCAP amendments do not impact any transit services bikeways, or pedestrian facilities, except to encourage Town Center redevelopment and the completion of identified transportation improvements.
63	Fixed Route Transit - North Shore: TART	Trans, Rec	N	
64	Demand Responsive Transit - South Shore	Trans	N	
65	Seasonal Trolley Services - North and South Shores: South Shore TMA and Truckee-North Tahoe TMA	Trans, Rec	N	
66	Social Service Transportation	Trans	N	
67	Shuttle programs	Trans	N	
68	Ski shuttle services	Trans, Rec	N	
69	Intercity bus services	Trans	N	
70	Passenger Transit Facilities: South Y Transit Center	Trans	N	
71	Bikeways, Bike Trails	Trans, Noise, Rec, Scenic	N	
72	Pedestrian facilities	Trans, Rec,	N	
73	Wood heater controls: <i>Code of Ordinances</i> Chapter 65	WQ, AQ	N	The TCAP amendments do not make any changes to wood or gas heater controls, or stationary source controls.
74	Gas heater controls: <i>Code of Ordinances</i> Chapter 65	WQ, AQ	N	
75	Stationary source controls: <i>Code of Ordinances</i> Chapter 65	WQ, AQ	N	

**ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION REVISED**

Tracking Number	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
76	U.S. Postal Service Mail Delivery	Trans	N	The TCAP amendments do not include any provisions that would impact U.S. Postal Service Delivery.
77	Indirect source review/air quality mitigation: <i>Code of Ordinances</i> Chapter 65	WQ, AQ	N	The TCAP amendments do not make any changes to indirect source review/air quality mitigation requirements, or idling restrictions.
78	Idling Restrictions: <i>Code of Ordinances</i> Chapter 65	WQ, AQ	N	
79	Vehicle Emission Limitations(State/Federal)	WQ, AQ	N	The TCAP does not include any provisions related to vehicle emission limitations established by the State/Federal Government.
80	Open Burning Controls: <i>Code of Ordinances</i> Chapters 61 and Chapter 65	WQ, AQ, Scenic	N	The TCAP does not make any changes to open burning controls.
81	BMP and Revegetation Practices	WQ, AQ, Wildlife, Fish	N	See response to Compliance Measures 1 through 4.
82	Employer-based Trip Reduction Programs: <i>Code of Ordinances</i> Chapter 65	Trans	N	The TCAP amendments do not make any changes to the employer-based trip reduction programs or vehicle rental programs described in Chapter 65.
83	Vehicle rental programs: <i>Code of Ordinances</i> Chapter 65	Trans	N	
84	Parking Standards	Trans	N	The TCAP amendments do not make any changes that would impact parking standards, parking management, parking fees or facilities, traffic management, signal synchronization, aviation, waterborne transit or excursions, air quality monitoring, alternative fueled vehicle fleets or infrastructure improvements, north shore transit, or the Heavenly Ski Resort Gondola. The TCAP amendments were shown to have an insignificant impact on total daily trips and was not required to conduct a traffic analysis. Additional development associated with the amendment is within the Regional Plan's growth management system and would not generate additional demand for waterborne transit services.
85	Parking Management Areas	Trans	N	
86	Parking Fees	Trans	N	
87	Parking Facilities	Trans	N	
88	Traffic Management Program - Tahoe City	Trans	N	
89	US 50 Traffic Signal Synchronization - South Shore	Trans	N	
90	General Aviation, The Lake Tahoe Airport	Trans, Noise	N	
91	Waterborne excursions	WQ, Trans, Rec	N	
92	Waterborne transit services	WQ, Trans, Scenic	N	
93	Air Quality Studies and Monitoring	WQ, AQ	N	
94	Alternate Fueled Vehicle - Public/Private Fleets and Infrastructure Improvements	Trans	N	
95	Demand Responsive Transit - North Shore	Trans	N	
96	Tahoe Area Regional Transit Maintenance Facility	Trans	N	
97	Heavenly Ski Resort Gondola	Trans	N	
AIR QUALITY/TRANSPORTATION - SUPPLEMENTAL				
98	Demand Responsive Transit - North Shore	Trans	N	See response to Compliance Measures 62 through 97, and 1-4 (Road improvements, BMPs). The TCAP amendments are not expected to affect transportation.
99	Transit System - South Shore	Trans	N	
100	Transit Passenger Facilities	Trans	N	
101	South Shore Transit Maintenance Facility - South Shore	Trans	N	
102	Transit Service - Fallen Leaf Lake	WQ, Trans	N	
103	Transit Institutional Improvements	Trans	N	



**ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION REVISED**

Tracking Number	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
104	Transit Capital and Operations Funding Acquisition	Trans	N	
105	Transit/Fixed Guideway Easements - South Shore	Trans	N	
106	Visitor Capture Program	Trans	N	
107	Pedestrian and Bicycle Facilities-- South Shore	Trans, Rec	N	
108	Pedestrian and Bicycle Facilities-- North Shore	Trans, Rec	N	
109	Parking Inventories and Studies Standards	Trans	N	
110	Parking Management Areas	Trans	N	
111	Parking Fees	Trans	N	
112	Establishment of Parking Task Force	Trans	N	
113	Construct parking facilities	Trans	N	
114	Intersection improvements--South Shore	Trans, Scenic	N	
115	Intersection improvements--North Shore	Trans, Scenic	N	
116	Roadway Improvements - South Shore	Trans, Scenic	N	
117	Roadway Improvements - North Shore	Trans, Scenic	N	
118	Loop Road - South Shore	Trans, Scenic	N	
119	Montreal Road Extension	Trans	N	
120	Kingsbury Connector	Trans	N	
121	Commercial Air Service: Part 132 commercial air service	Trans	N	
122	Commercial Air Service: commercial air service that does not require Part 132 certifications	Trans	N	
123	Expansion of waterborne excursion service	WQ, Trans	N	
124	Re-instate the oxygenated fuel program	WQ, AQ	N	
125	Management Programs	Trans	N	
126	Around the Lake Transit	Trans	N	
VEGETATION - IN PLACE				
127	Vegetation Protection During Construction: <i>Code of Ordinances</i> Chapter 33	WQ, AQ, Veg, Scenic	N	The TCAP amendments will not alter the provisions of Chapter 33 in the TRPA Code of Ordinances.
128	Tree Removal: <i>Code of Ordinances</i> Chapter 61	Veg, Wildlife, Scenic	N	The TCAP amendments do not alter tree removal, prescribed burning, vegetation management or plant protection and fire hazard reduction provisions of Chapter 61 of the Code.
129	Prescribed Burning: <i>Code of Ordinances</i> Chapter 61	WQ, AQ, Veg, Wildlife, Scenic	N	
130	Remedial Vegetation Management: <i>Code of Ordinances</i> Chapter 61	WQ, Veg, Wildlife	N	
131	Sensitive and Uncommon Plant Protection and Fire Hazard Reduction: <i>Code of Ordinances</i> Chapter 61	Veg, Wildlife, Scenic	N	
132	Revegetation: <i>Code of Ordinances</i> Chapter 61	WQ, Veg, Wildlife, Scenic	N	

**ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION REVISED**

Tracking Number	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
133	Remedial Action Plans: <i>Code of Ordinances</i> Chapter 5	WQ, Veg	N	TRPA will continue to be responsible for preparing Remedial Action Plans, in coordination with the city, pursuant to Chapter 5, Compliance, of the TRPA Code of Ordinances.
134	Handbook of Best Management Practices	WQ, Soils/SEZ, Veg, Fish	N	The Handbook of Best Management Practices will continue to be used to design and construct BMPs.
135	Shorezone protection	WQ, Soils/SEZ, Veg	N	See response to Compliance Measures 43 through 50.
136	Project Review	WQ, Veg	N	The TCAP amendments will not affect project review and compliance inspection procedures.
137	Compliance inspections	Veg	N	
138	Development Standards in the Backshore	WQ, Soils/SEZ, Veg, Wildlife, Scenic	N	See response to Compliance Measures 43 through 50.
139	Land Coverage Standards: <i>Code of Ordinances</i> Chapter 30	WQ, Veg, Wildlife, Fish, Scenic	N	See response to Compliance Measure 11.
140	Grass Lake, Research Natural Area	WQ, Veg, Wildlife, Fish, Scenic	N	N/A
141	Conservation Element, Vegetation Subelement: Goals and Policies	Veg, Wildlife, Fish	N	The TCAP amendments is consistent with the 2012 Regional Plan, including the Conservation Element and Vegetation Subelement Goals and Policies.
142	Late Successional Old Growth (LSOG): <i>Code of Ordinances</i> Chapter 61	Veg, Wildlife, Fish	N	The TCAP amendments do not make any changes to provisions of Lake Successional Old Growth and Stream Environment Zone Vegetation.
143	Stream Environment Zone Vegetation: <i>Code of Ordinances</i> Chapter 61	WQ, Veg, Wildlife, Fish	N	
144	Tahoe Yellow Cress Conservation Strategy	Veg	N	The TCAP amendments will not impact efforts to conserve the Tahoe Yellow Cress.
145	Control and/or Eliminate Noxious Weeds	Veg, Wildlife	N	The TCAP amendments will not impact efforts to control or eliminate noxious weeds.
146	Freel Peak Cushion Plant Community Protection	Veg	N	N/A
<b>VEGETATION - SUPPLEMENTAL</b>				
147	Deepwater Plant Protection	WQ, Veg	N	See response to Compliance Measures 16 and 17 and 43 through 50.
<b>WILDLIFE - IN PLACE</b>				
148	Wildlife Resources: <i>Code of Ordinances</i> Chapter 62	Wildlife, Noise	N	See response to Compliance Measures 16 and 17.
149	Stream Restoration Program	WQ, Soils/SEZ, Veg, Wildlife, Fish, Rec, Scenic	N	The TCAP amendments do not include any changes to the Stream Restoration Program.
150	BMP and revegetation practices	WQ, Veg, Wildlife, Fish, Scenic	N	The TCAP amendments do not include any changes to existing BMP and revegetation requirements.

**ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION REVISED**

Tracking Number	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
151	OHV limitations	WQ, Soils/SEZ, AQ, Wildlife, Noise, Rec	N	TheTCAP amendments do not include any changes to OHV limitations.
152	Remedial Action Plans: <i>Code of Ordinances</i> Chapter 5	Wildlife	N	See response to Compliance Measure 133.
153	Project Review	Wildlife	N	See response to Compliance Measure 136 and 137.
<b>FISHERIES - IN PLACE</b>				
156	Fish Resources: <i>Code of Ordinances</i> Chapter 63	WQ, Fish	N	See response to Compliance Measures 16 and 17.
157	Tree Removal: <i>Code of Ordinances</i> Chapter 61	Wildlife, Fish	N	The TCAP amendments do not change tree removal provisions of Chapter 61.
158	Shorezone BMPs	WQ, Fish	N	See response to Compliance Measures 43 through 50.
159	Filling and Dredging: <i>Code of Ordinances</i> Chapter 84	WQ, Fish	N	
160	Location standards for structures in the shorezone: <i>Code of Ordinances</i> Chapter 84	WQ, Fish	N	
161	Restrictions on SEZ encroachment and vegetation alteration	WQ, Soils/SEZ, Fish	N	See response to Compliance Measures 16 and 17.
162	SEZ Restoration Program	WQ, Soils/SEZ, Fish	N	See response to Compliance Measure 14.
163	Stream restoration program	WQ, Soils/SEZ, Fish	N	See response to Compliance Measures 16 and 17.
164	Riparian restoration	WQ, Soils/SEZ, Fish	N	
165	Livestock: <i>Code of Ordinances</i> Chapter 64	WQ, Soils/SEZ, Fish	N	
166	BMP and revegetation practices	WQ, Fish	N	See response to Compliance Measures 1 through 4.
167	Fish habitat study	Fish	N	See response to Compliance Measures 16 and 17.
168	Remedial Action Plans: <i>Code of Ordinances</i> Chapter 5	Fish	N	See response to Compliance Measure 133.
169	Mitigation Fee Requirements: <i>Code of Ordinances</i> Chapter 86	Fish	N	The mitigation fee requirements formerly in Chapter 86 of the TRPA Code of Ordinances (now in the Rules of Procedure) are not being modified with the TCAP amendments.
170	Compliance inspection	Fish	N	The TCAP amendments are not modifying existing compliance or inspection programs or provisions.
171	Public Education Program	Wildlife, Fish	N	The TCAP amendments do not make any changes to the city's education and outreach efforts.
<b>NOISE - IN PLACE</b>				
172	Airport noise enforcement program	Wildlife, Fish	N	The TCAP amendments are not modifying existing enforcement programs.
173	Boat noise enforcement program	Wildlife, Fish, Rec	N	

**ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION REVISED**

Tracking Number	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
174	Motor vehicle/motorcycle noise enforcement program: <i>Code of Ordinances</i> Chapters 5 and 23	Wildlife, Fish	N	
175	ORV restrictions	AQ, Wildlife, Noise, Rec	N	The TCAP amendments are not modifying existing ORV or snowmobile conditions.
176	Snowmobile Restrictions	WQ, Wildlife, Noise, Rec	N	
177	Land use planning and controls	Wildlife, Noise	N	See response to Compliance Measure 9.
178	Vehicle trip reduction programs	Trans, Noise	N	The TCAP amendments do not make any changes to vehicle trip reduction programs.
179	Transportation corridor design criteria	Trans, Noise	N	The TCAP amendments do not affect transportation corridor design.
180	Airport Master Plan South Lake Tahoe	Trans, Noise	N	N/A
181	Loudspeaker restrictions	Wildlife, Noise	N	The TCAP is not modifying loudspeaker restrictions.
182	Project Review	Noise	N	See response to Compliance Measures 136 and 137.
183	Complaint system: <i>Code of Ordinances</i> Chapters 5 and 68	Noise	N	Existing complaint systems are not being modified by the TCAP.
184	Transportation corridor compliance program	Trans, Noise	N	None of these compliance measures will be modified with the TCAP amendments.
185	Exemptions to noise limitations	Noise	N	
186	TRPA's Environmental Improvement Program (EIP)	Noise	N	
187	Personal watercraft noise controls	Wildlife, Noise	N	
NOISE - SUPPLEMENTAL				
188	Create an interagency noise enforcement MOU for the Tahoe Region.	Noise	N	An interagency noise enforcement MOU for the Tahoe Region is not being proposed as part of the TCAP amendments.
RECREATION - IN PLACE				
189	Allocation of Development: <i>Code of Ordinances</i> Chapter 50	Rec	N	The TCAP amendments are not proposing any changes to the Basin's allocation of development system, or to directly draw from any allocation pools.
190	Master Plan Guidelines: <i>Code of Ordinances</i> Chapter 14	Rec, Scenic	N	The TRPA, in coordination with the city, will continue to process Specific and Master Plan Plans pursuant to Chapter 14 of the TRPA Code of Ordinances.
191	Permissible recreation uses in the shorezone and lake zone: <i>Code of Ordinances</i> Chapter 81	WQ, Noise, Rec	N	See response to Compliance Measures 43 through 50.
192	Public Outdoor recreation facilities in sensitive lands	WQ, Rec, Scenic	N	The TCAP amendments are not altering provisions regarding public outdoor recreation in sensitive lands.
193	Hiking and riding facilities	Rec	N	The TCAP amendments do not alter where hiking and riding facilities are permissible. See also Compliance Measure 40.

**ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION REVISED**

Tracking Number	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
194	Scenic quality of recreation facilities	Rec, Scenic	N	The TCAP amendments do not propose any changes to provisions related to scenic quality of recreation facilities.
195	Density standards	Rec	N	The TCAP amendments complies with all applicable density standards in Chapters 13 and 31 of the Code of Ordinances.
196	Bonus incentive program	Rec	N	The TCAP amendments do not alter existing bonus incentive programs.
197	Required Findings: <i>Code of Ordinances</i> Chapter 4	Rec	N	All applicable TRPA Code Of Ordinance findings will continue to have to be met with the future approval of projects within the TCAP.
198	Lake Tahoe Recreation Sign Guidelines	Rec, Scenic	N	The TCAP amendments will not impact the Lake Tahoe Recreation Sign Guidelines.
199	Annual user surveys	Rec	N	The TCAP amendments will not affect user surveys.
RECREATION - SUPPLEMENTAL				
200	Regional recreational plan	Rec	N	The TCAP does not modify any portion of the Goals and Policies in the Regional Recreation Plan, which is the Recreation Element in the Regional Plan.
201	Establish fairshare resource capacity estimates	Rec	N	
202	Reserve additional resource capacity	Rec	N	
203	Economic Modeling	Rec	N	
SCENIC - IN PLACE				
204	Project Review and Exempt Activities: <i>Code of Ordinances</i> Chapter 2	Scenic	N	See response to Compliance Measures 136 and 137.
205	Land Coverage Limitations: <i>Code of Ordinances</i> Chapter 30	WQ, Scenic	N	See response to Compliance Measure 11.
206	Height Standards: <i>Code of Ordinances</i> Chapter 37	Scenic	N	The amendments would not alter the TCAP Appendix C: Development and Design standards, including height standards. Any development is subject to compliance with Appendix C and the citywide design standards and guidelines, which are designed to ensure compatibility with scenic thresholds.
207	Driveway and Parking Standards: <i>Code of Ordinances</i> Chapter 34	Trans, Scenic	N	The TCAP amendments do not make changes to current design standards and guidelines relating to parking and driveway design.
208	Signs: <i>Code of Ordinances</i> Chapter 38	Scenic	N	The TCAP carries forward existing design standards and guidelines pertaining to signage (See TCAP Appendix C) for mixed-use and tourist areas. These standards meet or exceed Chapter 38 standards. Outside of these areas, Chapter 38 will continue to apply.
209	Historic Resources: <i>Code of Ordinances</i> Chapter 67	Scenic	N	See response to Compliance Measures 16 and 17.

**ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION REVISED**

Tracking Number	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
210	Design Standards: <i>Code of Ordinances</i> Chapter 36	Scenic	Y	Citywide design standards and guidelines apply in substitute of Chapter 36 standards in the TCAP area. The TCAP amendments carry forward these existing design standards and guideline. These standards meet or exceed Chapter 36 standards. The proposed amendment would affect some design provisions within the TCAP, but such modifications maintain consistency with the citywide design standards and guidelines.
211	Shorezone Tolerance Districts and Development Standards: <i>Code of Ordinances</i> Chapter 83	Scenic	N	See response to Compliance Measures 43 through 50.
212	Development Standards Lakeward of Highwater: <i>Code of Ordinances</i> Chapter 84	WQ, Scenic	N	
213	Grading Standards: <i>Code of Ordinances</i> Chapter 33	WQ, Scenic	N	Grading and vegetation protection during construction shall continue to meet the provisions of the TRPA Code of Ordinances, Chapter 33, Grading and Construction.
214	Vegetation Protection During Construction: <i>Code of Ordinances</i> Chapter 33	AQ, Veg, Scenic	N	
215	Revegetation: <i>Code of Ordinances</i> Chapter 61	Scenic	N	See response to Compliance Measures 16 and 17.
216	Design Review Guidelines	Scenic	N	The amendments would not alter the TCAP Appendix C: Development and Design standards, including height standards. Any development is subject to compliance with Appendix C and the citywide design standards and guidelines, which are designed to ensure compatibility with scenic thresholds.
217	Scenic Quality Improvement Program(SQIP)	Scenic	N	See response to Compliance Measure 194.
218	Project Review Information Packet	Scenic	N	
219	Scenic Quality Ratings, Features Visible from Bike Paths and Outdoor Recreation Areas Open to the General Public	Trans, Scenic	N	
220	Nevada-side Utility Line Undergrounding Program	Scenic	N	N/A
<b>SCENIC - SUPPLEMENTAL</b>				
221	Real Time Monitoring Program	Scenic	N	No changes to the real time monitoring program are being proposed with the TCAP amendments.
222	Integrate project identified in SQIP	Scenic	Y	The TCAP amendments are anticipated to result in redevelopment along Highway 50. The SQIP notes that redevelopment, remodeling, and facade improvements are the most effective strategy at improving scenic threshold compliance in Roadway Travel Unit #33. As a result, the amendment is anticipated to improve integration with the SQIP.

ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION

THRESHOLD INDICATORS											
ID	Threshold Category	TRPA 2006 Threshold Evaluation "Threshold Indicators"	Applicable Indicator Reporting Category	Name of Threshold Standard Addressed (see Resolution 82-11 for adopted standard)	Interim Target for 2016 (See 2015 Threshold Evaluation)	Status (2015)	Trend (2015)	Threshold Indicator	Unit of Measure	Addition Factors (i.e., alternative indicators used in 2015 Threshold Evaluation)	Source
1	Air Quality	AQ-1	Carbon Monoxide	Highest 1-hour Carbon Monoxide Concentration	N/A-Indicator already in attainment with standard	Considerably Better than Target	Moderate Improvement	Highest annual 1-hour concentration CO	ppm	Threshold indicator Used	2015 Threshold Evaluation
2	Air Quality	AQ-1	Carbon Monoxide	Highest 8-hour Carbon Monoxide Concentration	N/A-Indicator already in attainment with standard	Considerably Better than Target	Moderate Improvement	Highest annual 8-hour concentration CO	ppm	Threshold indicator Used	2015 Threshold Evaluation
3	Air Quality	AQ-2	Ozone	Highest 1-hour Ozone Concentration	N/A-Indicator already in attainment with standard	At or Better Than Target	Moderate Improvement	Ozone Concentration - highest 1-hour	ppm	Threshold indicator Used	2015 Threshold Evaluation
4	Air Quality	AQ-2	Ozone	Highest 8-hour Ozone Concentration	N/A-Indicator already in attainment with standard	Somewhat Worse Than Target	Moderate Improvement	Ozone Concentration - highest 8-hour	ppm	Threshold indicator Used	2015 Threshold Evaluation
5	Air Quality	AQ-3	Visibility	Annual Average PM <sub>10</sub>	Insufficient data to determine interim target	Considerably Better than Target	Moderate Improvement	Annual Average Concentration of PM <sub>10</sub>	micrograms/cubic meter (ug/m <sup>3</sup> )	Threshold indicator Used	2015 Threshold Evaluation
6	Air Quality	AQ-3	Visibility	Highest 24 hour PM <sub>10</sub> Concentrations	59 µg/m <sup>3</sup> by 2016	Somewhat Worse Than Target	Little or No Change	Highest 24 hour PM <sub>10</sub> concentration	microgram/cubic meter (ug/m <sup>3</sup> )	Threshold indicator Used	2015 Threshold Evaluation
7	Air Quality	AQ-4	Visibility	Regional Visibility 50th percentile	N/A-Indicator already in attainment with standard	At or Better Than Target	Little or No Change	extinction coefficient - visibility	Mm <sup>-1</sup>	Threshold indicator Used	2015 Threshold Evaluation
8	Air Quality	AQ-4	Visibility	Regional Visibility 90th Percentile	N/A-Indicator already in attainment with standard	At or Better Than Target	Little or No Change	extinction coefficient - visibility	Mm <sup>-1</sup>	Threshold indicator Used	2015 Threshold Evaluation
9	Air Quality	AQ-4	Visibility	Sub-Regional Visibility 50th percentile	Insufficient data to determine interim target	Unknown	Unknown	extinction coefficient - visibility	Mm <sup>-1</sup>	Threshold indicator Used	2015 Threshold Evaluation
10	Air Quality	AQ-4	Visibility	Sub-Regional Visibility 90th Percentile	Insufficient data to determine interim target	Unknown	Unknown	extinction coefficient - visibility	Mm <sup>-1</sup>	Threshold indicator Used	2015 Threshold Evaluation
11	Air Quality	AQ-5	Carbon Monoxide	Winter Traffic Volume	N/A-Indicator already in attainment with standard	Considerably Better than Target	Moderate Improvement	Volume of vehicle traffic measured on presidents weekend (Saturday) between 4pm and midnight	Number of Vehicles	Threshold indicator Used	2015 Threshold Evaluation
12	Air Quality	AQ-7	Visibility	VMT	N/A-Indicator already in attainment with standard	At or Better Than Target	Moderate Improvement	VMT Estimated from Peak Traffic Volumes in 2nd weekend in August	Vehicle Mile Traveled	Ratio of current year VMT estimate to Traffic Volume was used as a constant to backcast historic annual VMT values	2015 Threshold Evaluation

ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION

ID	Threshold Category	TRPA 2006 Threshold Evaluation "Threshold Indicators"	Applicable Indicator Reporting Category	Name of Threshold Standard Addressed (see Resolution 82-11 for adopted standard)	Interim Target for 2016 (See 2015 Threshold Evaluation)	Status (2015)	Trend (2015)	Threshold Indicator	Unit of Measure	Addition Factors (i.e., alternative indicators used in 2015 Threshold Evaluation)	Source
13	Air Quality	AQ-8	Nitrate Deposition	Reduce external and In-Basin NOx emissions	N/A-Indicator already in attainment with standard	Implemented	N/A	Modeled NOx Emissions in Tons	Tons	Threshold indicator Used	2015 Threshold Evaluation
14	Air Quality	Not Addressed	Odor	Diesel Engine Emission Fumes	N/A-Indicator already in attainment with standard	Implemented	N/A	Evaluation Criteria and Evidence	Number of Evaluation Criteria Satisfied	Threshold indicator Used	2015 Threshold Evaluation
15	Air Quality	Not Addressed	Ozone	3-year Average of 4th Highest Concentration	N/A-Indicator already in attainment with standard	At or Better Than Target	Moderate Improvement	3-year average of the 4th highest Ozone Concentration	ppm	Threshold indicator Used	2015 Threshold Evaluation
16	Air Quality	Not Addressed	Ozone	Oxides of Nitrogen Emissions	N/A-Indicator already in attainment with standard	Considerably Better than Target	Moderate Improvement	Average tons of NOx per day	Average tons/day	Threshold indicator Used	2015 Threshold Evaluation
17	Air Quality	Not Addressed	Visibility	3-year Average of the 98th percentile 24-hour PM <sub>2.5</sub> Concentration	N/A-Indicator already in attainment with standard	At or Better Than Target	Little or No Change	3-year average of the 98th percentile 24-hour PM <sub>2.5</sub> concentration	microgram/cubic meter (ug/m <sup>3</sup> )	Threshold indicator Used	2015 Threshold Evaluation
18	Air Quality	Not Addressed	Visibility	Highest 24-hour PM <sub>2.5</sub> Concentration	Non established	Not yet evaluated	Not yet evaluated	24-hour PM <sub>2.5</sub> Concentration	micrograms/cubic meter (ug/m <sup>3</sup> )	Threshold, State or Federal indicator used	Not yet evaluated
19	Air Quality	Not Addressed	Visibility	Annual Average PM <sub>2.5</sub>	N/A-Indicator already in attainment with standard	Considerably Better Than Standard	Little or No Change	Annual Average Concentration of PM <sub>2.5</sub>	microgram/cubic meter (ug/m <sup>3</sup> )	Threshold indicator Used	2015 Threshold Evaluation
Impact of Project on Air Quality Indicators/Targets/Other Factors (Y/N)			N	Comments	The Initial Environmental Checklist (IEC) prepared for the TCAP amendments as provided in this packet did not identify any significant effects on air quality. The potential effect is the same as those analyzed in the TRPA Regional Plan Update, and therefore the analysis is tiered from and consistent with the RPU EIS.						
20	Fisheries	F-1	Lake Habitat	Littoral Substrate	N/A-Indicator already in attainment with standard	At or Better Than Target	Unknown	Acres of "prime" habitat (rocky substrates in littoral zone)	Acres	Threshold indicator Used	2015 Threshold Evaluation
21	Fisheries	F-2	Stream Habitat	Stream Habitat Quality	Insufficient data to determine interim target	Considerably Better than Target	Unknown	Miles of stream in "excellent" condition class	Miles	Benthic Macroinvertebrate O/E, Fish passage ratings	2015 Threshold Evaluation
22	Fisheries	F-2	Stream Habitat	Stream Habitat Quality	Insufficient data to determine interim target	Considerably Worse Than Target	Unknown	Miles of stream in "good" condition class	Miles	Benthic Macroinvertebrate O/E, Fish passage ratings	2015 Threshold Evaluation
23	Fisheries	F-2	Stream Habitat	Stream Habitat Quality	Insufficient data to determine interim target	Considerably Worse Than Target	Unknown	Miles of stream in "marginal" condition class	Miles	Benthic Macroinvertebrate O/E, Fish passage ratings	2015 Threshold Evaluation
24	Fisheries	F-3	Instream Flows	Stream Flow protection	N/A-Indicator already in attainment with standard	Implemented	N/A	Evaluation Criteria and Evidence	Number of criteria Satisfied	Evaluation Criteria and Evidence	2015 Threshold Evaluation
25	Fisheries	F-3	Instream Flows	Water Diversions	N/A-Indicator already in attainment with standard	Implemented	N/A	Evaluation Criteria and Evidence	Number of criteria Satisfied	Evaluation Criteria and Evidence	2015 Threshold Evaluation



ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION

ID	Threshold Category	TRPA 2006 Threshold Evaluation "Threshold Indicators"	Applicable Indicator Reporting Category	Name of Threshold Standard Addressed (see Resolution 82-11 for adopted standard)	Interim Target for 2016 (See 2015 Threshold Evaluation)	Status (2015)	Trend (2015)	Threshold Indicator	Unit of Measure	Addition Factors (i.e., alternative indicators used in 2015 Threshold Evaluation)	Source
26	Fisheries	F-4	Lahontan Cutthroat Trout	Reintroduction	N/A-Indicator already in attainment with standard	Implemented	N/A	Evaluation Criteria and Evidence	Number of criteria Satisfied	Evaluation Criteria and Evidence	2015 Threshold Evaluation
Impact of Project on Fisheries Indicators/Targets/Other Factors (Y/N)			N	Comments	The IEC for the proposed TCAP amendments do not identify any significant impact on fisheries.						
27	Noise	N-1	Single Event Noise	Aircraft 8am to 8pm	Trend expected to flatten then remain stable	Somewhat Worse Than Target	Insufficient Data	dBa Level and Number of Exceedances of Standard	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
28	Noise	N-1	Single Event Noise	Aircraft 8pm to 8am	Insufficient data to determine interim target	Unknown	Unknown	dBa Level and Number of Exceedances of Standard	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
29	Noise	N-2	Single Event Noise	Motor Vehicles Greater Than 6,000 GVW	Insufficient data to determine interim target	Unknown	Unknown	dBa Level and Number of Exceedances of Standard	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
30	Noise	N-2	Single Event Noise	Motor Vehicles Less Than 6,000 GVW	Insufficient data to determine interim target	Unknown	Unknown	dBa Level and Number of Exceedances of Standard	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
31	Noise	N-2	Single Event Noise	Motorcycles	Insufficient data to determine interim target	Unknown	Unknown	dBa Level and Number of Exceedances of Standard	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
32	Noise	N-2	Single Event Noise	Off-Road Vehicles	Insufficient data to determine interim target	Unknown	Unknown	dBa Level and Number of Exceedances of Standard	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
33	Noise	N-2	Single Event Noise	Snowmobiles	Insufficient data to determine interim target	Unknown	Unknown	dBa Level and Number of Exceedances of Standard	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
34	Noise	N-2	Single Event Noise	Watercraft - Pass by	Insufficient data to determine interim target	Unknown	Unknown	dBa Level and Number of Exceedances of Standard	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
35	Noise	N-2	Single Event Noise	Watercraft - Shoreline	Insufficient data to determine interim target	Somewhat Worse Than Target	Little or No Change	dBa Level and Number of Exceedances of Standard	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
36	Noise	N-2	Single Event Noise	Watercraft - Stationary	Insufficient data to determine interim target	Unknown	Unknown	dBa Level and Number of Exceedances of Standard	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation

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ID	Threshold Category	TRPA 2006 Threshold Evaluation "Threshold Indicators"	Applicable Indicator Reporting Category	Name of Threshold Standard Addressed (see Resolution 82-11 for adopted standard)	Interim Target for 2016 (See 2015 Threshold Evaluation)	Status (2015)	Trend (2015)	Threshold Indicator	Unit of Measure	Addition Factors (i.e., alternative indicators used in 2015 Threshold Evaluation)	Source
37	Noise	N-3	Cumulative Noise Events	Commercial Areas	N/A-Indicator already in attainment with standard	At or Better Than Target	Little or No Change	Community Noise Equivalent Level (dBA) in designated zone	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
38	Noise	N-3	Cumulative Noise Events	Critical Wildlife Habitat Areas	Insufficient data to determine interim target	Considerably Worse Than Target	Unknown	Community Noise Equivalent Level (dBA) in designated zone	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
39	Noise	N-3	Cumulative Noise Events	High Density Residential Areas	Unable to be determined due to lack of trend	Somewhat Worse Than Target	Little or No Change	Community Noise Equivalent Level (dBA) in designated zone	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
40	Noise	N-3	Cumulative Noise Events	Hotel/Motel Areas	N/A-Indicator already in attainment with standard	At or Better Than Target	Little or No Change	Community Noise Equivalent Level (dBA) in designated zone	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
41	Noise	N-3	Cumulative Noise Events	Industrial Areas	N/A-Indicator already in attainment with standard	At or Better Than Target	Little or No Change	Community Noise Equivalent Level (dBA) in designated zone	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
42	Noise	N-3	Cumulative Noise Events	Low Density Residential Areas	Unable to be determined due to lack of trend	At or Better Than Target	Little or No Change	Community Noise Equivalent Level (dBA) in designated zone	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
43	Noise	N-3	Cumulative Noise Events	Rural Outdoor Recreation Areas	Unable to be determined due to lack of trend	At or Better Than Target	Little or No Change	Community Noise Equivalent Level (dBA) in designated zone	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
44	Noise	N-3	Cumulative Noise Events	Transportation Corridors - Highway 50	N/A-Indicator already in attainment with standard	At or Better Than Target	Insufficient Data	Community Noise Equivalent Level (dBA) in designated zone	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
45	Noise	N-3	Cumulative Noise Events	Transportation Corridors - Highways 207	Unable to be determined due to lack of trend	Somewhat Worse Than Target	Insufficient Data	Community Noise Equivalent Level (dBA) in designated zone	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
46	Noise	N-3	Cumulative Noise Events	Transportation Corridors - Highways 267	Unable to be determined due to lack of trend	Somewhat Worse Than Target	Insufficient Data	Community Noise Equivalent Level (dBA) in designated zone	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
47	Noise	N-3	Cumulative Noise Events	Transportation Corridors - Highways 28	CNEL 62 dBA	Somewhat Worse Than Target	Insufficient Data	Community Noise Equivalent Level (dBA) in designated zone	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
48	Noise	N-3	Cumulative Noise Events	Transportation Corridors - Highways 431	CNEL 56 dBA	At or Better Than Target	Insufficient Data	Community Noise Equivalent Level (dBA) in designated zone	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation

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49	Noise	N-3	Cumulative Noise Events	Transportation Corridors - Highways 89	CNEL 59 dBA	Somewhat Worse Than Target	Insufficient Data	Community Noise Equivalent Level (dBA) in designated zone	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
50	Noise	N-3	Cumulative Noise Events	Transportation Corridors - South Lake Tahoe Airport	Insufficient data to determine interim target	Somewhat Worse Than Target	Insufficient Data	Community Noise Equivalent Level (dBA) in designated zone	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
51	Noise	N-3	Cumulative Noise Events	Urban Outdoor Recreation	Unable to be determined due to lack of trend	At or Better Than Target	Little or No Change	Community Noise Equivalent Level (dBA) in designated zone	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
52	Noise	N-3	Cumulative Noise Events	Wilderness and Roadless Areas	N/A-Indicator already in attainment with standard	At or Better Than Target	Moderate Improvement	Community Noise Equivalent Level (dBA) in designated zone	decibels - dBA	Threshold indicator Used	2015 Threshold Evaluation
Impact of Project on Noise Indicators/Targets/Other Factors (Y/N)			N	Comments	The IEC for the proposed TCAP amendments did not identify an significant impacts on Noise.						
53	Recreation	R-1	High Quality Recreation Experience	High Quality Recreation Experience	N/A-Indicator already in attainment with standard	Implemented	N/A	Evaluation Criteria and Evidence	Number of criteria Satisfied	Evaluation Criteria and Evidence	2015 Threshold Evaluation
54	Recreation	R-2	Fair Share	Fair Share	N/A-Indicator already in attainment with standard	Implemented	N/A	Evaluation Criteria and Evidence	Number of criteria Satisfied	Threshold indicator Used	2015 Threshold Evaluation
Impact of Project on Recreation Indicators/Targets/Other Factors (Y/N)			N	Comments	The IEC for the TCAP amendments did not identify any potential significant impacts to Recreation.						
55	Scenic Resources	SR-1	Roadway and Shoreline Units	Roadway Travel Units	Increase the number of units meeting the minimum score by at least two by 2016	At or Better Than Target	Moderate Improvement	Average of unit composite scores	Composite Score	Evaluation Criteria and Evidence	2015 Threshold Evaluation
56	Scenic Resources	SR-1	Roadway and Shoreline Units	Shoreline Travel Units	increase the number of units meeting the minimum score by at least one by 2016	At or Better Than Target	Little or No Change	Average of unit composite scores	Composite Score	Evaluation Criteria and Evidence	2015 Threshold Evaluation
57	Scenic Resources	SR-2	Roadway and Shoreline Units	Roadway Scenic Resources	N/A-Indicator already in attainment with standard	At or Better Than Target	Little or No Change	Average of unit composite scores	Composite Score	Evaluation Criteria and Evidence	2015 Threshold Evaluation
58	Scenic Resources	SR-2	Roadway and Shoreline Units	Shoreline Scenic Resources	N/A-Indicator already in attainment with standard	At or Better Than Target	Little or No Change	Average of unit composite scores	Composite Score	Evaluation Criteria and Evidence	2015 Threshold Evaluation
59	Scenic Resources	SR-3	Other Areas	Other Areas (Recreation Sites and Bike Trails)	N/A-Indicator already in attainment with standard	At or Better Than Target	Little or No Change	Average of unit composite scores	Composite Score	Evaluation Criteria and Evidence	2015 Threshold Evaluation
60	Scenic Resources	SR-4	Built Environment	Built Environment	N/A-Indicator already in attainment with standard	Implemented	N/A	Evaluation Criteria and Evidence	Number of criteria Satisfied	Evaluation Criteria and Evidence	2015 Threshold Evaluation
Impact of Project on Scenic Resources Indicators/Targets/Other Factors (Y/N)			N	Comments	The IEC for the TCAP amendments do not identify any potential significant impacts to Scenic Resources. The amendment would allow more flexibility in tourist-related land uses. As a result, it is anticipated to encourage redevelopment, remodeling, and facade improvements. Such improvements are the focus of the SQIP in this roadway travel unit. As such, the amendment may have a beneficial impact on scenic resources.						
61	Soil Conservation	SC-1	Impervious Cover	Bailey Land Coverage Coefficients – Class 1a (1%)	N/A-Indicator already in attainment with standard	Considerably Better Than Standard	Little or No Change	Percent impervious cover in land capability class	Percent (%)	Threshold indicator Used	2015 Threshold Evaluation

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62	Soil Conservation	SC-1	Impervious Cover	Bailey Land Coverage Coefficients - Class 1b (1%)	Insufficient data to determine interim target	Considerably Worse Than Target	Moderate Improvement	Percent impervious cover in land capability class	Percent (%)	Threshold indicator Used	2015 Threshold Evaluation
63	Soil Conservation	SC-1	Impervious Cover	Bailey Land Coverage Coefficients - Class 1c (1%)	N/A-Indicator already in attainment with standard	At or Better Than Target	Little or No Change	Percent impervious cover in land capability class	Percent (%)	Threshold indicator Used	2015 Threshold Evaluation
64	Soil Conservation	SC-1	Impervious Cover	Bailey Land Coverage Coefficients - Class 2 (1%)	Insufficient data to determine interim target	Somewhat Worse Than Target	Little or No Change	Percent impervious cover in land capability class	Percent (%)	Threshold indicator Used	2015 Threshold Evaluation
65	Soil Conservation	SC-1	Impervious Cover	Bailey Land Coverage Coefficients - Class 3	N/A-Indicator already in attainment with standard	Considerably Better Than Standard	Little or No Change	Percent impervious cover in land capability class	Percent (%)	Threshold indicator Used	2015 Threshold Evaluation
66	Soil Conservation	SC-1	Impervious Cover	Bailey Land Coverage Coefficients - Class 4	N/A-Indicator already in attainment with standard	Considerably Better Than Standard	Little or No Change	Percent impervious cover in land capability class	Percent (%)	Threshold indicator Used	2015 Threshold Evaluation
67	Soil Conservation	SC-1	Impervious Cover	Bailey Land Coverage Coefficients - Class 5	N/A-Indicator already in attainment with standard	Considerably Better Than Standard	Little or No Change	Percent impervious cover in land capability class	Percent (%)	Threshold indicator Used	2015 Threshold Evaluation
68	Soil Conservation	SC-1	Impervious Cover	Bailey Land Coverage Coefficients - Class 6	N/A-Indicator already in attainment with standard	Considerably Better Than Standard	Little or No Change	Percent impervious cover in land capability class	Percent (%)	Threshold indicator Used	2015 Threshold Evaluation
69	Soil Conservation	SC-1	Impervious Cover	Bailey Land Coverage Coefficients - Class 7	N/A-Indicator already in attainment with standard	At or Better Than Target	Little or No Change	Percent impervious cover in land capability class	Percent (%)	Threshold indicator Used	2015 Threshold Evaluation
70	Soil Conservation	SC-2	Stream Environment Zone	Stream Restoration, 1,100 acres restored	88 acres of SEZ restoration by 2016	Considerably Worse Than Target	Moderate Improvement	Acres (and percent) of SEZ Restored	Acres and percent (%)	Threshold indicator Used	2015 Threshold Evaluation
Impact of Project on Soil Conservation Indicators/Targets/Other Factors (Y/N)			N	Comments	The IEC for the TCAP amendments do not identify any adverse potential impacts to Soils because the amendment does not include provisions to alter or revise regulations pertaining to land capability and Individual Parcel Evaluation System (IPES), grading, excavation, or new disturbance, deposition of beach sand, changes in siltation, deposition, or erosion, including natural littoral processes, geologic hazards, or BMPs to control soil erosion.						
71	Vegetation Preservation	V-1	Common Vegetation	Appropriate Management Practices	N/A-Indicator already in attainment with standard	Implemented	N/A	Evaluation Criteria and Evidence	N/A	Evaluation Criteria and Evidence	2015 Threshold Evaluation
72	Vegetation Preservation	V-1	Common Vegetation	Land Capability to Support Native Vegetation	N/A-Indicator already in attainment with standard	Implemented	N/A	Evaluation Criteria and Evidence	N/A	Evaluation Criteria and Evidence	2015 Threshold Evaluation
73	Vegetation Preservation	V-1	Common Vegetation	Protect and Expand Riparian Vegetation	N/A-Indicator already in attainment with standard	Implemented	N/A	Evaluation Criteria and Evidence	N/A	Evaluation Criteria and Evidence	2015 Threshold Evaluation

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74	Vegetation Preservation	V-1	Common Vegetation	Vegetation Pattern - Juxtaposition	N/A-Indicator already in attainment with standard	Implemented	N/A	Evaluation Criteria and Evidence	N/A	Evaluation Criteria and Evidence	2015 Threshold Evaluation
75	Vegetation Preservation	V-1	Common Vegetation	Relative Abundance - Deciduous Riparian Hardwoods	Increase total acreage by 2016	Considerably Worse Than Target	Little or No Change	Acres (and percent cover) of Riparian Deciduous Hardwoods	Acres and percent (%)	Threshold indicator Used	2015 Threshold Evaluation
76	Vegetation Preservation	V-1	Common Vegetation	Relative Abundance - Meadows and Wetlands	Increase total acreage by 2016	Somewhat Worse Than Target	Little or No Change	Acres (and percent cover) of vegetation types meeting meadow and wetland classification type	Acres and percent (%)	Threshold indicator Used	2015 Threshold Evaluation
77	Vegetation Preservation	V-1	Common Vegetation	Relative Abundance - Shrub	N/A-Indicator already in attainment with standard	Considerably Better Than Standard	Little or No Change	Acres (and percent cover) of vegetation types meeting shrub classification	Acres and percent (%)	Threshold indicator Used	2015 Threshold Evaluation
78	Vegetation Preservation	V-1	Common Vegetation	Relative Abundance - Small Diameter Red Fir	Insufficient data to determine interim target	Considerably Worse Than Target	Little or No Change	Acres (and percent cover) of vegetation types meeting small diameter (<10.9"dbh) red fir classification	Acres and percent (%)	Threshold indicator Used	2015 Threshold Evaluation
79	Vegetation Preservation	V-1	Common Vegetation	Relative Abundance - Small Diameter Yellow Pine	Insufficient data to determine interim target	Considerably Worse Than Target	Little or No Change	Acres (and percent cover) of vegetation types meeting small diameter (<10.9"dbh) Jeffrey pine classification	Acres and percent (%)	Threshold indicator Used	2015 Threshold Evaluation
80	Vegetation Preservation	V-1	Common Vegetation	Vegetation Community Richness	N/A-Indicator already in attainment with standard	At or Better Than Target	Little or No Change	Number of different vegetation associated as defined in resolution 82-11	Number (#)	Threshold indicator Used	2015 Threshold Evaluation
81	Vegetation Preservation	V-2	Uncommon Plant Communities	Deep-water plants of Lake Tahoe	Insufficient data to determine interim target	Considerably Worse Than Target	Unknown	Evaluation Criteria and Evidence as determined by Qualified Botanist/Ecologist	Presence/Absence	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
82	Vegetation Preservation	V-2	Uncommon Plant Communities	Freel Peak Cushion Plant community	N/A-Indicator already in attainment with standard	Somewhat Worse Than Target	Rapid Decline	Evaluation Criteria and Evidence as determined by Qualified Botanist/Ecologist	Presence/absences	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
83	Vegetation Preservation	V-2	Uncommon Plant Communities	Grass Lake (sphagnum bog)	N/A-Indicator already in attainment with standard	Insufficient Information	Unknown	Evaluation Criteria and Evidence as determined by Qualified Botanist/Ecologist	Presence/absences	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation

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84	Vegetation Preservation	V-2	Uncommon Plant Communities	Hell Hole	N/A-Indicator already in attainment with standard	Insufficient Information	Unknown	Evaluation Criteria and Evidence as determined by Qualified Botanist/Ecologist	Presence/absences	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
85	Vegetation Preservation	V-2	Uncommon Plant Communities	Osgood swamp	Insufficient data to determine interim target	Insufficient Information	Unknown	Evaluation Criteria and Evidence as determined by Qualified Botanist/Ecologist	Presence/absences	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
86	Vegetation Preservation	V-2	Uncommon Plant Communities	Pope Marsh	Unable to be determined due to lack of trend	Insufficient Information	Unknown	Evaluation Criteria and Evidence as determined by Qualified Botanist/Ecologist	Presence/absences	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
87	Vegetation Preservation	V-2	Uncommon Plant Communities	Taylor Creek Marsh	N/A-Indicator already in attainment with standard	Insufficient Information	Unknown	Evaluation Criteria and Evidence as determined by Qualified Botanist/Ecologist	Presence/absences	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
88	Vegetation Preservation	V-2	Uncommon Plant Communities	Upper Truckee Marsh	Insufficient data to determine interim target	Somewhat Worse Than Target	Little or No Change	Evaluation Criteria and Evidence as determined by Qualified Botanist/Ecologist	Presence/absences	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
89	Vegetation Preservation	V-3	Sensitive Plants	Galena Rock Cress - Arabis rigidissima v. demote	Insufficient data to determine interim target	Considerably Worse Than Target	Unknown	Number of occupied sites	Number	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
90	Vegetation Preservation	V-3	Sensitive Plants	Cup Lake Drabe - Draba asterophora v. macrocarpa	N/A-Indicator already in attainment with standard	Considerably Better Than Standard	Little or No Change	Number of occupied sites	Number	Threshold indicator Used	2015 Threshold Evaluation
91	Vegetation Preservation	V-3	Sensitive Plants	Long-petaled Lewisia - Lewisia pygmaea longipetala	N/A-Indicator already in attainment with standard	Considerably Better Than Standard	Little or No Change	Number of occupied sites	Number	Threshold indicator Used	2015 Threshold Evaluation
92	Vegetation Preservation	V-3	Sensitive Plants	Tahoe Draba - Draba asterophora v. asterophora	N/A-Indicator already in attainment with standard	Considerably Better Than Standard	Little or No Change	Number of occupied sites	Number	Threshold indicator Used	2015 Threshold Evaluation
93	Vegetation Preservation	V-3	Sensitive Plants	Tahoe Yellow Cress - Rorippa subumbellata	N/A-Indicator already in attainment with standard	Considerably Better Than Standard	Moderate	Number of occupied sites	Number	Threshold indicator Used	2015 Threshold Evaluation
94	Vegetation Preservation	V-4	Late Seral/Old Growth	Late Seral/Old Growth - Montane	Increase in percent cover of large diameter dominated stands by 2016	Considerably Worse Than Target	Unknown	Acres (and percent cover) of stands dominated by conifer trees > 24"dbh (relative abundance)	Acres and percent (%)	Threshold indicator Used	2015 Threshold Evaluation

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95	Vegetation Preservation	V-4	Late Seral/Old Growth	Late Seral/Old Growth - Sub Alpine	Increase in percent cover of large diameter dominated stands by 2016	Considerably Worse Than Target	Unknown	Acres (and percent cover) of stands dominated by conifer trees > 24"dbh (relative abundance)	Acres and percent (%)	Threshold indicator Used	2015 Threshold Evaluation
96	Vegetation Preservation	V-4	Late Seral/Old Growth	Late Seral/Old Growth - Upper Montane	Increase in percent cover of large diameter dominated stands by 2016	Considerably Worse Than Target	Unknown	Acres (and percent cover) of stands dominated by conifer trees > 24"dbh (relative abundance)	Acres and percent (%)	Threshold indicator Used	2015 Threshold Evaluation
Impact of Project on Vegetation Preservation Indicators/Targets/Other Factors (Y/N)			N	Comments	The IEC for the TCAP amendments do not identify any potential impacts to Vegetation because the amendment does not include provisions to alter or revise regulations pertaining to native vegetation protection during construction; vegetation removal; groundwater management; new vegetation; unique, rare, or endangered species of plants; stream bank or backshore vegetation; or tree removal.						
97	Water Quality	WQ-1	Littoral Lake Tahoe	Turbidity At Non-Stream Mouths (<1 NTU)	Insufficient data to determine interim target	At or Better Than Target	Unknown	Average turbidity measures at nearshore areas other than stream mouths	NTU	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
98	Water Quality	WQ-1	Littoral Lake Tahoe	Turbidity At Stream Mouths (<3 NTU)	Insufficient data to determine interim target	At or Better Than Target	Unknown	Average turbidity measures at nearshore at than stream mouths	NTU	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
99	Water Quality	Not Addressed	Littoral Lake Tahoe	Attached Algae		Insufficient Information	Little or No Change				2015 Threshold Evaluation
100	Water Quality	Not Addressed	Littoral Lake Tahoe	Aquatic Invasive Species		Insufficient Information	Little or No Change				2015 Threshold Evaluation
101	Water Quality	WQ-2	Pelagic Lake Tahoe	Annual Average Secchi Disk	23.8m or 78ft by 2016	Somewhat Worse Than Target	Little or No Change	Annual Average Secchi Depth	meter and feet	Threshold indicator Used	2015 Threshold Evaluation
102	Water Quality	WQ-3	Pelagic Lake Tahoe	Primary Productivity	Predicted to be approximately 221 gC/m <sup>2</sup> /yr in 2016	Considerably Worse Than Target	Rapid Decline	annual phytoplankton primary productivity	gC/m <sup>2</sup> /year	Threshold indicator Used	2015 Threshold Evaluation
103	Water Quality	WQ-4	Tributaries	90% Percentile Suspended Sediment Concentrations (60mg/l)	N/A-Indicator already in attainment with standard	Considerably Better than Target	N/A	Suspended Sediment Concentration	mg/l and number of standard exceedances	Threshold indicator Used	2015 Threshold Evaluation
104	Water Quality	WQ-4	Tributaries	State Standard for DIN Concentration	Unable to be determined due to lack of trend	No Target Established	Little or No Change	Proportion of samples meeting State Total Nitrogen Concentration standard.	mg/l; and number and percent of standard exceedances	Threshold indicator Used	2015 Threshold Evaluation

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105	Water Quality	WQ-4	Tributaries	State Standard for Dissolve Phosphorus	Unable to be determined due to lack of trend	No Target Established	Little or No Change	Annual Total Phosphorus Concentration	mg/l and number of standard exceedances	Threshold indicator Used	2015 Threshold Evaluation
106	Water Quality	WQ-5	Surface Runoff	Discharge to Surface Water - Grease & Oil	Insufficient data to determine interim target	Unknown	Unknown	concentration of grease and oil	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
107	Water Quality	WQ-5	Surface Runoff	Discharge to Surface Water - Total Iron	Insufficient data to determine interim target	Unknown	Unknown	concentration of total iron	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
108	Water Quality	WQ-5	Surface Runoff	Discharge to Surface Water - Total Nitrogen as N	Insufficient data to determine interim target	Unknown	Unknown	concentration of total nitrogen	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
109	Water Quality	WQ-5	Surface Runoff	Discharge to Surface Water - Total Phosphate as P	Insufficient data to determine interim target	Unknown	Unknown	concentration of total phosphate	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
110	Water Quality	WQ-5	Surface Runoff	Discharge to Surface Water - Turbidity (not to exceed 20 NTU)	Insufficient data to determine interim target	Unknown	Unknown	Turbidity level	NTU	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
111	Water Quality	WQ-6	Groundwater	Discharge to Ground Water - Grease & Oil	Insufficient data to determine interim target	Unknown	Unknown	Concentration of grease and oil	Visual Residue	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
112	Water Quality	WQ-6	Groundwater	Discharge to Ground Water - Iron	Insufficient data to determine interim target	Unknown	Unknown	Concentration of total iron	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
113	Water Quality	WQ-6	Groundwater	Discharge to Ground Water - Total Nitrogen as N	Insufficient data to determine interim target	Unknown	Unknown	Concentration of total nitrogen	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation



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114	Water Quality	WQ-6	Groundwater	Discharge to Ground Water - Total Phosphate	Insufficient data to determine interim target	Unknown	Unknown	Concentration of total phosphate	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
115	Water Quality	WQ-6	Groundwater	Discharge to Ground Water - Turbidity	Insufficient data to determine interim target	Unknown	Unknown	Turbidity level	NTU	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
116	Water Quality	WQ-7	Other Lakes	Boron	Insufficient data to determine interim target	Unknown	Unknown	Concentration of Boron	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
117	Water Quality	WQ-7	Other Lakes	Chloride	Insufficient data to determine interim target	Unknown	Unknown	Concentration of Chloride	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
118	Water Quality	WQ-7	Other Lakes	Chlorophyll-a	Insufficient data to determine interim target	Unknown	Unknown	Concentration of Chlorophyll-a	gC/m <sup>2</sup> /year	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
119	Water Quality	WQ-7	Other Lakes	Dissolved Inorganic Nitrogen	Insufficient data to determine interim target	Unknown	Unknown	Concentration of Inorganic Nitrogen	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
120	Water Quality	WQ-7	Other Lakes	Dissolved Oxygen	Insufficient data to determine interim target	Unknown	Unknown	Concentration of Dissolved Oxygen	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
121	Water Quality	WQ-7	Other Lakes	pH	Insufficient data to determine interim target	Unknown	Unknown	pH level	pH	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
122	Water Quality	WQ-7	Other Lakes	Phytoplankton cell counts	Insufficient data to determine interim target	Unknown	Unknown	Phytoplankton cell count	Number cells	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation

ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION

ID	Threshold Category	TRPA 2006 Threshold Evaluation "Threshold Indicators"	Applicable Indicator Reporting Category	Name of Threshold Standard Addressed (see Resolution 82-11 for adopted standard)	Interim Target for 2016 (See 2015 Threshold Evaluation)	Status (2015)	Trend (2015)	Threshold Indicator	Unit of Measure	Addition Factors (i.e., alternative indicators used in 2015 Threshold Evaluation)	Source
123	Water Quality	WQ-7	Other Lakes	Secchi Disk	Insufficient data to determine interim target	Unknown	Unknown	Depth of Secchi Disk	meters or feet	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
124	Water Quality	WQ-7	Other Lakes	Soluble Reactive Iron	Insufficient data to determine interim target	Unknown	Unknown	Concentration of Soluble Reactive Iron	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
125	Water Quality	WQ-7	Other Lakes	Soluble Reactive Phosphorus	Insufficient data to determine interim target	Unknown	Unknown	Concentration of SRP	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
126	Water Quality	WQ-7	Other Lakes	Sulfate	Insufficient data to determine interim target	Unknown	Unknown	Concentration of Sulfate	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
127	Water Quality	WQ-7	Other Lakes	Temperature	Insufficient data to determine interim target	Unknown	Unknown	Water temperature	Celsius	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
128	Water Quality	WQ-7	Other Lakes	Total Dissolved Solids	Insufficient data to determine interim target	Unknown	Unknown	Concentration of TDS	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
129	Water Quality	WQ-7	Other Lakes	Total Nitrogen	Insufficient data to determine interim target	Unknown	Unknown	Concentration of TN	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
130	Water Quality	WQ-7	Other Lakes	Total Phosphorus	Insufficient data to determine interim target	Unknown	Unknown	Concentration of TP	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
131	Water Quality	WQ-7	Other Lakes	Total Reactive Iron	Insufficient data to determine interim target	Unknown	Unknown	Concentration of TRI	mg/l	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation

ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION

ID	Threshold Category	TRPA 2006 Threshold Evaluation "Threshold Indicators"	Applicable Indicator Reporting Category	Name of Threshold Standard Addressed (see Resolution 82-11 for adopted standard)	Interim Target for 2016 (See 2015 Threshold Evaluation)	Status (2015)	Trend (2015)	Threshold Indicator	Unit of Measure	Addition Factors (i.e., alternative indicators used in 2015 Threshold Evaluation)	Source
132	Water Quality	WQ-7	Other Lakes	Vertical Extinction Coefficient	Insufficient data to determine interim target	Unknown	Unknown	Vertical extinction	per meter vertical extinction coefficient	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
133	Water Quality	Not Addressed	Tributaries	Reduce Dissolved Inorganic Nitrogen Load	at least one stream will attain adopted concentrations by 2016	Considerably Worse Than Target		Annual load of nitrogen (and nitrogen species)	MT/year or kg/year	Flow-weighted loads of N	2015 Threshold Evaluation
134	Water Quality	Not Addressed	Tributaries	Reduce Dissolved Phosphorus Load	3 of 10 monitored streams in compliance by 2016	Considerably Worse Than Target	Moderate Improvement	Annual load of total phosphorus (and phosphorus species)	MT/year or kg/year	Flow-weighted loads of P	2015 Threshold Evaluation
135	Water Quality	Not Addressed	Tributaries	Reduce Suspended Sediment Load	Unable to be determined due to lack of trend	No Target Established	Moderate Improvement	Annual load of suspended sediment from all monitored tributaries	MT/year or kg/year	Flow-weighted loads of Suspended Sediment	2015 Threshold Evaluation
136	Water Quality	Not Addressed	Tributaries	State Standard for Dissolve Iron Concentration	Insufficient data to determine interim target	Unknown	Unknown	Annual Dissolved Iron Concentration	mg/l and number of standard exceedances	Literature referenced or reviewed and professional judgment	2015 Threshold Evaluation
137	Water Quality	Not Addressed	Littoral and Pelagic Lake Tahoe	DIN Loading - Atmospheric Source (20% Reduction) 1973 to 1981 levels	Insufficient data to determine interim target	Unknown	Unknown	Metric tons of nutrients loaded via rain and snow deposition ("wet deposition") at Ward Creek site per year from atmospheric sources	g/hectare/year or MT/year	Threshold indicator Used	2015 Threshold Evaluation
138	Water Quality	Not Addressed	Littoral and Pelagic Lake Tahoe	DIN Loading - Groundwater Source (30% Reduction) 1973 to 1981 level	Insufficient data to determine interim target	Unknown	Unknown	Metric tons of DIN/year	MT/year	Threshold indicator Used	2015 Threshold Evaluation
139	Water Quality	Not Addressed	Littoral and Pelagic Lake Tahoe	DIN Loading - Surface Runoff Source (50% reduction) 1973 to 1981 level	Insufficient data to determine interim target	Unknown	Unknown	Metric tons of DIN/year	MT/year	Threshold indicator Used	2015 Threshold Evaluation
140	Water Quality	Not Addressed	Littoral and Pelagic Lake Tahoe	Reduce DIN Loading by 25% from all sources	Insufficient data to determine interim target	Unknown	Unknown	Annual DIN Load in metric tons/year or kg/year	kg/year	Threshold indicator Used	2015 Threshold Evaluation
141	Water Quality	Not Addressed	Littoral Lake Tahoe	Reduce DIN, DP, iron from all sources to meet the 1967-71 mean values	Insufficient data to determine interim target	Unknown	Unknown	Annual DIN, DP, Iron Load in metric tons/year or kg/year	kg/year	Threshold indicator Used	2015 Threshold Evaluation

ATTACHMENT F: COMPLIANCE MEASURES THRESHOLD EVALUATION

ID	Threshold Category	TRPA 2006 Threshold Evaluation "Threshold Indicators"	Applicable Indicator Reporting Category	Name of Threshold Standard Addressed (see Resolution 82-11 for adopted standard)	Interim Target for 2016 (See 2015 Threshold Evaluation)	Status (2015)	Trend (2015)	Threshold Indicator	Unit of Measure	Addition Factors (i.e., alternative indicators used in 2015 Threshold Evaluation)	Source
Impact of Project on Water Quality Indicators/Targets/Other Factors (Y/N)			N	Comments	The IEC for the TCAP amendments did not identify any significant effects to Water Quality. The proposed area plan would not alter or revise the regulations pertaining to the course or direction of water movements; surface water runoff or management; discharge to surface waters; excavations that could intercept or otherwise interfere with groundwater; Best Management Practice (BMP) standards; or floodplains. Future development under the area plan is not anticipated to change the direction of water movement. All projects must demonstrate compliance with the land capability and land coverage provisions of Chapter 30 (Land Coverage) of the TRPA Code of Ordinances. Future development within the amendment area would be required to meet existing BMP standards to control potential increases in stormwater runoff and pollutant loading onsite. The proposed area plan would not alter or revise the regulations pertaining to floodplains in Section 35.4 of the TRPA Code of Ordinances (Floodplains) . The TCAP is expected to result in an increased rate of water quality improvements on private lands and a reduction of coverage in sensitive lands. These changes would reduce a variety of non-point source pollutant sources, reduce storm water runoff, and increase water quality treatment infrastructure, which would benefit a variety of threshold standards related to water quality in Lake Tahoe and its tributaries as well as groundwater quality. As a result, the TCAP is expected to benefit Threshold Indicators and Compliance Measures. Refer to Section 3.3 of the IEC.						
142	Wildlife	W-1	Special Interest Species	Disturbance Zones Management Standard	N/A-Indicator already in attainment with standard	Implemented	N/A	Road Density and Recreation disturbance within protected areas	Miles road/acre	Evaluation Criteria and Evidence	2015 Threshold Evaluation
143	Wildlife	W-1	Special Interest Species	Bald Eagle (Nesting, 1 site)	N/A-Indicator already in attainment with standard	At or Better Than Target	Little or No Change	Number of active nest sites	Number of Nests	Threshold indicator Used	2015 Threshold Evaluation
144	Wildlife	W-1	Special Interest Species	Bald Eagle (Winter, maintain 2 sites)	Maintain wintering sites	No Target Established	Moderate Improvement	Winter Bald Eagle Count	Number of individuals observed	Threshold indicator Used	2015 Threshold Evaluation
145	Wildlife	W-1	Special Interest Species	Deer (No Target)	increase in deer counts	No Target Established	Moderate Improvement	Annual NDOW deer counts	Number of individuals observed	Threshold indicator Used	2015 Threshold Evaluation
146	Wildlife	W-1	Special Interest Species	Golden Eagle (4 sites)	at least two active nests by 2016	Insufficient Information	Insufficient Data	Number of active nest sites/year	Number of Nests	Threshold indicator Used	2015 Threshold Evaluation
147	Wildlife	W-1	Special Interest Species	Northern Goshawk (12 Sites)	4-8 reproductively active territories by 2016	Insufficient Information	Insufficient Data	Number of active nest sites/year	Number of Nests	Threshold indicator Used	2015 Threshold Evaluation
148	Wildlife	W-1	Special Interest Species	Osprey (4 Sites)	N/A-Indicator already in attainment with standard	Considerable Better Than Target	Rapid Improvement	Number of active nest sites/year	Number of Nests	Threshold indicator Used	2015 Threshold Evaluation
149	Wildlife	W-1	Special Interest Species	Peregrine (2 Sites)	N/A-Indicator already in attainment with standard	Considerably Better than Target	Rapid Improvement	Number of active nest sites/year	Number of Nests	Threshold indicator Used	2015 Threshold Evaluation
150	Wildlife	W-1	Special Interest Species	Waterfowl (maintain 18 Sites)	Increase in the percentage of waterfowl relative to detrimental species	Somewhat Worse Than Target	Little or No Change	Evidence of nesting waterfowl and disturbance within protected areas	Disturbance rating	Threshold indicator Used	2015 Threshold Evaluation
151	Wildlife	W-2	Habitats of Special Significance	Riparian Habitat Protection	N/A-Indicator already in attainment with standard	Implemented	N/A	Implemented control measures and restoration effort	level of effort	Evaluation Criteria and Evidence	2015 Threshold Evaluation
Impact of Project on Wildlife Indicators/Targets/Other Factors (Y/N)			N	Comments	The IEC for the TCAP did not identify any potential significant impacts to Wildlife.						

Attachment G

[Final Initial Study/Negative Declaration City of South Lake Tahoe Tourist Core Area Plan/Specific Plan](#)

[Amendment, August 2021](#)

Attachment H

Area Plan Finding of Conformity Checklist

# **Tahoe Regional Planning Agency**

## **Area Plan Finding of Conformity Checklist**

### **AREA PLAN INFORMATION**

Area Plan Name: Tourist Core Area Plan Amendment (Tahoe Wellness Center)  
Lead Agency: City of South Lake Tahoe  
Submitted to TRPA: June 14, 2021  
TRPA File No: N/A

### **CONFORMITY REVIEW**

Review Stage: Final Review  
Conformity Review Date: November 30, 2021  
TRPA Reviewer: Jennifer Self

### **HEARING DATES**

Lead Agency Approval: November 16, 2021  
APC: January 18, 2022  
Governing Board: January 26, 2022  
Appeal Deadline: N/A  
MOU Approval Deadline: N/A

### **CHARACTERISTICS**

Geographic Area and Description: Tourist Center Gateway District, Special Area #1  
Land Use Classifications: Mixed Use

Area Plan Amendment Summary: The proposed amendments affect Appendix C, Table 1: Permitted Uses by Land Use District and Table 2: List of Primary Uses and Use Definitions of the Tourist Core Area Plan as follows:

- Allow small scale manufacturing, industrial services, and wholesale and distribution land uses within the Tourist Center Gateway (TSC-G) District, Special Area #1.

- Add a provision that the subject land uses would only be allowed in connection with a retail commercial use where it will enhance the visitor experience and is limited in size to 30% of the associated retail space.
- Amend the land use definition of industrial services to better reflect the goals and intent of the TCAP.
- Add a land use definition for wholesale and distribution consistent with the goals of the TCAP.



## Conformity Checklist

		TRPA Code Section	Conformity YES      NO      N/A		
A. Contents of Area Plans					
1	<a href="#">General</a>	13.5.1	●		
2	<a href="#">Relationship to Other Code Sections</a>	13.5.2	●		
B. Development and Community Design Standards					
Building Height					
1	<a href="#">Outside of Centers</a>	13.5.3			●
2	<a href="#">Within Town Centers</a>	13.5.3			●
3	<a href="#">Within the Regional Center</a>	13.5.3			●
4	<a href="#">Within the High-Density Tourist District</a>	13.5.3			●
Density					
5	<a href="#">Single-Family Dwellings</a>	13.5.3			●
6	<a href="#">Multiple-Family Dwellings outside of Centers</a>	13.5.3			●
7	<a href="#">Multiple-Family Dwellings within Centers</a>	13.5.3			●
8	<a href="#">Tourist Accommodations</a>	13.5.3			●
Land Coverage					
9	<a href="#">Land Coverage</a>	13.5.3			●
10	<a href="#">Alternative Comprehensive Coverage Management</a>	13.5.3.B.1			●
Site Design					
11	<a href="#">Site Design Standards</a>	13.5.3	●		
Complete Streets					
12	<a href="#">Complete Streets</a>	13.5.3			●
C. Alternative Development Standards and Guidelines Authorized in an Area Plan					
1	<a href="#">Alternative Comprehensive Coverage Management System</a>	13.5.3.B.1			●
2	<a href="#">Alternative Parking Strategies</a>	13.5.3.B.2			●
3	<a href="#">Areawide Water Quality Treatments and Funding Mechanisms</a>	13.5.3.B.3			●
4	<a href="#">Alternative Transfer Ratios for Development Rights</a>	13.5.3.B.4			●

		TRPA Code Section	Conformity YES      NO      N/A		
D. Development Standards and Guidelines Encouraged in Area Plans					
1	<a href="#">Urban Bear Strategy</a>	13.5.3.C.1			●
2	<a href="#">Urban Forestry</a>	13.5.3.C.2			●
E. Development on Resort Recreation Parcels					
1	<a href="#">Development on Resort Recreation Parcels</a>	13.5.3.D			●
F. Greenhouse Gas Reduction					
1	<a href="#">Greenhouse Gas Reduction Strategy</a>	13.5.3.E			●
G. Community Design Standards					
1	<a href="#">Development in All Areas</a>	13.5.3.F.1.a			●
2	<a href="#">Development in Regional Center or Town Centers</a>	13.5.3.F.1.b			●
3	<a href="#">Building Heights</a>	13.5.3.F.2			●
4	<a href="#">Building Design</a>	13.5.3.F.3			●
5	<a href="#">Landscaping</a>	13.5.3.F.4			●
6	<a href="#">Lighting</a>	13.5.3.F.5			●
7	<a href="#">Signing – Alternative Standards</a>	13.5.3.F.6			●
8	<a href="#">Signing – General Policies</a>	13.5.3.F.6			●
H. Modification to Town Center Boundaries					
1	<a href="#">Modification to Town Center Boundaries</a>	13.5.3.G			●
I. Conformity Review Procedures for Area Plans					
1	<a href="#">Initiation of Area Planning Process by Lead Agency</a>	13.6.1	●		
2	<a href="#">Initial Approval of Area Plan by Lead Agency</a>	13.6.2	●		
3	<a href="#">Review by Advisory Planning Commission</a>	13.6.3	●		
4	<a href="#">Approval of Area Plan by TRPA</a>	13.6.4	●		
J. Findings for Conformance with the Regional Plan					
General Review Standards for All Area Plans					
1	<a href="#">Zoning Designations</a>	13.6.5.A.1	●		
2	<a href="#">Regional Plan Policies</a>	13.6.5.A.2	●		

		TRPA Code Section	Conformity		
			YES	NO	N/A
3	<a href="#">Regional Plan Land Use Map</a>	13.6.5.A.3	●		
4	<a href="#">Environmental Improvement Projects</a>	13.6.5.A.4			●
5	<a href="#">Redevelopment</a>	13.6.5.A.5	●		
6	<a href="#">Established Residential Areas</a>	13.6.5.A.6			●
7	<a href="#">Stream Environment Zones</a>	13.6.5.A.7			●
8	<a href="#">Alternative Transportation Facilities and Implementation</a>	13.6.5.A.8			●
<i>Load Reduction Plans</i>					
9	<a href="#">Load Reduction Plans</a>	13.6.5.B			●
<i>Additional Review Standards for Town Centers and the Regional Center</i>					
10	<a href="#">Building and Site Design Standards</a>	13.6.5.C.1			●
11	<a href="#">Alternative Transportation</a>	13.6.5.C.2			●
12	<a href="#">Promoting Pedestrian Activity</a>	13.6.5.C.3			●
13	<a href="#">Redevelopment Capacity</a>	13.6.5.C.4			●
14	<a href="#">Coverage Reduction and Stormwater Management</a>	13.6.5.C.5			●
15	<a href="#">Threshold Gain</a>	13.6.5.C.6	●		
<i>Additional Review Standards for the High-Density Tourist District</i>					
16	<a href="#">Building and Site Design</a>	13.6.5.D.1			●
17	<a href="#">Alternative Transportation</a>	13.6.5.D.2			●
18	<a href="#">Threshold Gains</a>	13.6.5.D.3			●
<b>K. Area Plan Amendments</b>					
1	<a href="#">Conformity Review for Amendments to an Area Plan</a>	13.6.6	●		
2	<a href="#">Conformity Review for Amendments Made by TRPA to the Regional Plan that Affect an Area Plan – Notice</a>	13.6.7.A			●
3	<a href="#">Conformity Review for Amendments Made by TRPA to the Regional Plan that Affect an Area Plan – Timing</a>	13.6.7.B			●
<b>L. Administration</b>					
1	<a href="#">Effect of Finding of Conformance of Area Plan</a>	13.6.8	●		

		TRPA Code Section	Conformity		
			YES	NO	N/A
2	<a href="#">Procedures for Adoption of Memorandum of Understanding</a>	13.7			●
3	<a href="#">Monitoring, Certification, and Enforcement of an Area Plan</a>	13.8			●
4	<a href="#">Appeal Procedure</a>	13.9	●		

## Conformity Review Notes

### A. CONTENTS OF AREA PLANS

#### 1. General

☒ YES ☐ NO ☐ N/A

*Citation* 13.5.1

*Requirement* An Area Plan shall consist of applicable policies, maps, ordinances, and any other related materials identified by the lead agency, sufficient to demonstrate that these measures, together with TRPA ordinances that remain in effect, are consistent with and conform to TRPA's Goals and Policies and all other elements of the Regional Plan. In addition to this Section 13.5, additional specific requirements for the content of Area Plans are in subsection 13.6.5.A. The Memorandum of Understanding (MOU) that is associated with an approved Area Plan is a separate, but related, approval and is not part of the Area Plan.

*Notes*

The TCAP consists of goals, policies, actions, projects, maps, ordinances, and related materials that conform to the Regional Plan. The adopted land use and zoning maps are consistent with Regional Plan Map 1, *Conceptual Regional Land Use Map*. No modifications to boundaries are proposed.

The proposed amendments make changes to only land use development standards in Appendix C of the TCAP.

#### 2. Relationship to Other Sections of the Code

☒ YES ☐ NO ☐ N/A

*Citation* 13.5.2

*Requirement* This section is intended to authorize development and design standards in Area Plans that are different than otherwise required under this Code. In the event of a conflict between the requirements in this section and requirements in other parts of the Code, the requirements in this section shall apply for the purposes of developing Area Plans. Except as otherwise specified, Code provisions that apply to Plan Area Statements (Chapter 11), Community Plans (Chapter 12), and Specific and Master Plans (Chapter 14) may also be utilized in a Conforming Area Plan. If an Area Plan proposes to modify any provision that previously applied to Plan Area Statements, Community Plans, or Specific and Master Plans, the proposed revision shall be analyzed in accordance with Code Chapters 3 and 4.

**Notes** The Area Plan's development standards are included as Appendix C to the TCAP. Under the proposed amendments only permissible land uses and land use definitions would be affected. No other design standard changes are proposed.

## B. DEVELOPMENT AND COMMUNITY DESIGN STANDARDS

Area plans shall have development standards that are consistent with those in Table 13.5.3-1

### MAXIMUM BUILDING HEIGHT

1. **Outside of Centers** ☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3

*Requirement* Building height standards shall be consistent with Code Section 37.4.

**Notes** Building heights are established in Appendix C of the TCAP. The proposed amendments make no changes to building height standards.

2. **Within Town Centers** ☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3

*Requirement* Building height is limited to a maximum of 4 stories and 56 feet.

**Notes** Building heights are established in Appendix C of the TCAP. The proposed amendments make no changes to building height standards.

3. **Within the Regional Center** ☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3

*Requirement* Building height is limited to a maximum of 6 stories and 95 feet.

**Notes** Building heights are established in Appendix C of the TCAP. The proposed amendments do not make and changes to building height standards or boundaries to a regional center.

4. **Within the High-Density Tourist District** ☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3

*Requirement* Building height is limited to a maximum of 197 feet.

**Notes** Building heights are established in Appendix C of the TCAP. The proposed amendments do not make any changes to building height standards or boundaries to a high-density tourist district.

**DENSITY**

**5. Single-Family Dwellings**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3

*Requirement* Single-family dwelling density shall be consistent with Code Section 31.3.

*Notes* The proposed amendments do not make any changes to single-family dwelling density.

**6. Multiple-Family Dwellings outside of Centers**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3

*Requirement* Multiple-family dwelling density outside of Centers shall be consistent with Code Section 31.3.

*Notes* The proposed amendments do not make any changes to multiple-family dwelling density.

**7. Multiple-Family Dwellings within Centers**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3

*Requirement* Multiple-family dwelling density within Centers shall be a maximum of 25 units per acre.

*Notes* The proposed amendments do not make any changes to multiple-family dwelling density.

**8. Tourist Accommodations**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3

*Requirement* Tourist accommodations (other than bed and breakfast) shall have a maximum density of 40 units per acre.

*Notes* The proposed amendments do not make any changes to tourist accommodation density.

**LAND COVERAGE**

**9. Land Coverage**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3

*Requirement* Land coverage standards shall be consistent with Section 30.4 of the TRPA Code.

*Notes* The proposed amendments do not make any changes to land coverage.

**10. Alternative Comprehensive Coverage Management System**

☐ YES ☐ NO ☒ N/A

*See Section C.1 of this document.*

## ***SITE DESIGN***

### **11. Site Design Standards**

☒ YES ☐ NO ☐ N/A

*Citation* 13.5.3

*Requirement* Area plans shall conform to Section 36.5 of the TRPA Code.

*Notes* The development standards in Appendix C of the TCAP are functionally equivalent to the standards set forth in Section 36.5 of the TRPA Code of Ordinances.

## ***COMPLETE STREETS***

### **12. Complete Streets**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3

*Requirement* Within Centers, plan for sidewalks, trails, and other pedestrian amenities providing safe and convenient non-motorized circulation within Centers, as applicable, and incorporation of the Regional Bike and Pedestrian Plan.

*Notes* The proposed amendments do not make any changes to complete street standards.

## **C. ALTERNATIVE DEVELOPMENT STANDARDS AND GUIDELINES AUTHORIZED IN AREA PLANS**

### **1. Alternative Comprehensive Coverage Management System**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.B.1

*Requirement* An Area Plan may propose a comprehensive coverage management system as an alternative to the parcel-level coverage requirements outlined in Sections 30.4.1 and 30.4.2, provided that the alternative system shall: 1) reduce the total coverage and not increase the cumulative base allowable coverage in the area covered by the comprehensive coverage management system; 2) reduce the total amount of coverage and not increase the cumulative base allowable coverage in Land Capability Districts 1 and 2; and 3) not increase the amount of coverage otherwise allowed within 300 feet of high water of Lake Tahoe (excluding those areas landward of Highways 28 and 89 in Kings Beach and Tahoe City Town Centers within that zone). For purposes of this provision, "total" coverage is the greater of existing or allowed coverage.

*Notes* The City of South Lake Tahoe has chosen not to develop an alternative comprehensive coverage management system. This is an optional component.

**2. Alternative Parking Strategies**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.B.2

- Requirement* An Area Plan is encouraged to include shared or area-wide parking strategies to reduce land coverage and make more efficient use of land for parking and pedestrian uses. Shared parking strategies may consider and include the following:
- Reduction or relaxation of minimum parking standards;
  - Creation of maximum parking standards;
  - Shared parking;
  - In-lieu payment to meet parking requirements;
  - On-street parking;
  - Parking along major regional travel routes;
  - Creation of bicycle parking standards;
  - Free or discounted transit;
  - Deeply discounted transit passes for community residents; and
  - Paid parking management

*Notes* The City of South Lake has chosen not to develop alternative parking strategies. This is an optional component. The existing Area Plan does include policies and standards that mirror some of the listed parking strategies.

**3. Areawide Water Quality Treatments and Funding Mechanisms**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.B.3

- Requirement* An Area Plan may include water quality treatments and funding mechanisms in lieu of certain site-specific BMPs, subject to the following requirements:
- Area-wide BMPs shall be shown to achieve equal or greater effectiveness and efficiency at achieving water quality benefits to certain site-specific BMPs and must infiltrate the 20-year, one-hour storm;
  - Plans should be developed in coordination with TRPA and applicable state agencies, consistent with applicable TMDL requirements;
  - 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 or area-wide BMP plans shall reflect prior BMP installation in terms of the charges levied against projects that already complied with BMP requirements with systems that are in place and operational in accordance with applicable BMP standards.
  - Area-wide BMP Plans shall require that BMPs be installed concurrent with development activities. Prior to construction of area-wide treatment facilities, development projects shall either install parcel-level BMPs or construct area-wide improvements.



Notes No changes are proposed to stormwater projects.

4. **Alternative Transfer Ratios for Development Rights**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.B.4

*Requirement* Within a Stream Restoration Plan Area as depicted in Map 1 in the Regional Plan, an Area Plan may propose to establish alternative transfer ratios for development rights based on unique conditions in each jurisdiction, as long as the alternative transfer ratios are determined to generate equal or greater environment gain compared to the TRPA transfer ratios set forth in Chapter 51: Transfer of Development.

Notes No changes are proposed to alternative transfer ratios.

**D. DEVELOPMENT STANDARDS AND GUIDELINES ENCOURAGED IN AREA PLANS**

1. **Urban Bear Strategy**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.C.1

*Requirement* In Area Plans, lead agencies are encouraged to develop and enforce urban bear strategies to address the use of bear-resistant solid waste facilities and related matters.

Notes No changes are proposed to an urban bear strategy.

2. **Urban Forestry**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.C.2

*Requirement* In Area Plans, lead agencies are encouraged to develop and enforce urban forestry strategies that seek to reestablish natural forest conditions in a manner that does not increase the risk of catastrophic wildfire.

Notes No changes are proposed to an urban forestry strategy.

**E. DEVELOPMENT ON RESORT RECREATION PARCELS**

1. **Development on Resort Recreation Parcels**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.D

*Requirement* In addition to recreation uses, an Area Plan may allow the development and subdivision of tourist, commercial, and residential uses on the Resort Recreation District parcels depicted on Map 1 of the Regional Plan and subject to the following conditions:

- The parcels must become part of an approved Area Plan;

- Subdivisions shall be limited to “air space condominium” divisions with no lot and block subdivisions allowed;
- Development shall be transferred from outside the area designated as Resort Recreation; and
- Transfers shall result in the retirement of existing development.

Notes No changes are proposed to resort recreation parcels.

## F. GREENHOUSE GAS REDUCTION

### 1. Greenhouse Gas Reduction Strategy

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.E

*Requirement* To be found in conformance with the Regional Plan, Area Plans shall include a strategy to reduce emissions of Greenhouse Gases from the operation or construction of buildings. The strategy shall include elements in addition to those included to satisfy other state requirements or requirements of this code. Additional elements included in the strategy may include but are not limited to the following:

- A local green building incentive program to reduce the energy consumption of new or remodeled buildings;
- A low interest loan or rebate program for alternative energy projects or energy efficiency retrofits;
- Modifications to the applicable building code or design standards to reduce energy consumption; or
- Capital improvements to reduce energy consumption or incorporate alternative energy production into public facilities.

Notes Buildings constructed within the TCAP are subject to the California Building Code which already includes some of the nation’s strictest standards to reduce energy use. No changes are proposed to a GHG strategy.

## G. COMMUNITY DESIGN STANDARDS

To be found in conformance with the Regional Plan, Area Plans shall require that all projects comply with the design standards in this subsection. Area Plans may also include additional or substitute requirements not listed below that promote threshold attainment.

### 1. Development in All Areas

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.F.1.a

*Requirement* All new development shall consider, at minimum, the following site design standards:

- Existing natural features retained and incorporated into the site design;

- Building placement and design that are compatible with adjacent properties and designed in consideration of solar exposure, climate, noise, safety, fire protection, and privacy;
- Site planning that includes a drainage, infiltration, and grading plan meeting water quality standards, and
- Access, parking, and circulation that are logical, safe, and meet the requirements of the transportation element.

**Notes** Appendix C of the TCAP includes these site design standards. No changes are proposed to the standards above.

**2. Development in Regional Center or Town Centers**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.F.1.b

*Requirement* In addition to the standards above, development in Town Centers or the Regional Center shall address the following design standards:

- Existing or planned pedestrian and bicycle facilities shall connect properties within Centers to transit stops and the Regional Bicycle and Pedestrian network.
- Area Plans shall encourage the protection of views of Lake Tahoe.
- Building height and density should be varied with some buildings smaller and less dense than others.
- Site and building designs within Centers shall promote pedestrian activity and provide enhanced design features along public roadways. Enhanced design features to be considered include increased setbacks, stepped heights, increased building articulation, and/or higher quality building materials along public roadways.
- Area Plans shall include strategies for protecting undisturbed sensitive lands and, where feasible, establish park or open space corridors connecting undisturbed sensitive areas within Centers to undisturbed areas outside of Centers.

**Notes** TCAP establishes these standards in Appendix C. No changes are proposed to these standards.

**3. Building Heights**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.F.2

- Requirement*
- Area Plans may allow building heights up to the maximum limits in Table 13.5.3-1 of the Code of Ordinances
  - Building height limits shall be established to ensure that buildings do not project above the forest canopy, ridge lines, or otherwise detract from the viewshed.
  - Area Plans that allow buildings over two stories in height shall, where feasible, include provisions for transitional height limits or other buffer areas adjacent to areas not allowing buildings over two stories in height.

**Notes** Building height is set forth in Appendix C of the TCAP and is consistent with these standards. No changes are proposed to building height.

**4. Building Design**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.F.3

*Requirement* Standards shall be adopted to ensure attractive and compatible development. The following shall be considered:

- Buffer requirements should be established for noise, snow removal, aesthetic, and environmental purposes.
- The scale of structures should be compatible with existing and planned land uses in the area.
- Viewsheds should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.
- Area Plans shall include design standards for building design and form. Within Centers, building design and form standards shall promote pedestrian activity.

**Notes** Building design is set forth in Appendix C of the TCAP and is consistent with these standards. No changes are proposed to these standards.

**5. Landscaping**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.F.4

*Requirement* The following should be considered with respect to this design component of a project:

- Native vegetation should be utilized whenever possible, consistent with Fire Defensible Space Requirements.
- Vegetation should be used to screen parking, alleviate long strips of parking space, and accommodate stormwater runoff where feasible.
- Vegetation should be used to give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture where feasible.

**Notes** No changes are proposed to these standards.

**6. Lighting**

☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.F.5

*Requirement* Lighting increases the operational efficiency of a site. In determining the lighting for a project, the following should be required:

- Exterior lighting should be minimized to protect dark sky views, yet adequate to provide for public safety, and should be consistent with the architectural design.
- Exterior lighting should utilize cutoff shields that extend below the lighting element to minimize light pollution and stray light.
- Overall levels should be compatible with the neighborhood light level. Emphasis should be placed on a few, well-placed, low-intensity lights.

- Lights should not blink, flash, or change intensity except for temporary public safety signs.

**Notes** The City exterior lighting standards apply in the TCAP. The exterior lighting standards include provisions to allow for adequate level of lighting while protecting the night time sky. No change is proposed as part of these amendments.

**7. Signing – Alternative Standards** ☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.F.6

*Requirement* Area Plans may include alternative sign standards. For Area Plans to be found in conformance with the Regional Plan, the Area Plan shall demonstrate that the sign standards will minimize and mitigate significant scenic impacts and move toward attainment or achieve the adopted scenic thresholds for the Lake Tahoe region.

**Notes** The city's substitute signage standards are used within the TCAP. No change is proposed as part of these amendments.

**8. Signing – General Policies** ☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.F.6

*Requirement* In the absence of a Conforming Area Plan that addresses sign standards, the following policies apply, along with implementing ordinances:

- Off-premise signs should generally be prohibited; way-finding and directional signage may be considered where scenic impacts are minimized and mitigated.
- Signs should be incorporated into building design;
- When possible, signs should be consolidated into clusters to avoid clutter.
- Signage should be attached to buildings when possible; and
- Standards for number, size, height, lighting, square footage, and similar characteristics for on-premise signs shall be formulated and shall be consistent with the land uses permitted in each district.

**Notes** The city's substitute signage standards are used within the TCAP. No change is proposed as part of these amendments.

## H. MODIFICATION TO TOWN CENTER BOUNDARIES

**1. Modification to Town Center Boundaries** ☐ YES ☐ NO ☒ N/A

*Citation* 13.5.3.G

*Requirement* When Area Plans propose modifications to the boundaries of a Center, the modification shall comply with the following:

- Boundaries of Centers shall be drawn to include only properties that are developed, unless undeveloped parcels proposed for inclusion have either at least three sides of their boundary adjacent to developed parcels (for four-

sided parcels), or 75 percent of their boundary adjacent to developed parcels (for non-four-sided parcels). For purposes of this requirement, a parcel shall be considered developed if it includes any of the following: 30 percent or more of allowed coverage already existing on site or an approved but unbuilt project that proposes to meet this coverage standard.

- Properties included in a Center shall be less than ¼ mile from existing Commercial and Public Service uses.
- Properties included in a Center shall encourage and facilitate the use of existing or planned transit stops and transit systems.

*Notes* The amendments do not include any modifications to the Town Center boundaries.

## I. CONFORMITY REVIEW PROCEDURES FOR AREA PLANS

### 1. Initiation of Area Planning Process by Lead Agency ☒ YES ☐ NO ☐ N/A

*Citation* 13.6.1

*Requirement* The development of an Area Plan shall be initiated by a designated lead agency. The lead agency may be TRPA or a local, state, federal, or tribal government. There may be only one lead agency for each Area Plan.

*Notes* The City of South Lake Tahoe served as lead agency for these amendments.

### 2. Initial Approval of Area Plan by Lead Agency ☒ YES ☐ NO ☐ N/A

*Citation* 13.6.2

*Requirement* If the lead agency is not TRPA, then the Area Plan shall be approved by the lead agency prior to TRPA's review of the Area Plan for conformance with the Regional Plan under this section. In reviewing and approving an Area Plan, the lead agency shall follow its own review procedures for plan amendments. At a minimum, Area Plans shall be prepared in coordination with local residents, stakeholders, public agencies with jurisdictional authority within the proposed Area Plan boundaries, and TRPA staff.

If the lead agency is TRPA, the Area Plan shall require conformity approval under this section by TRPA only. No approval by any other government, such as a local government, shall be required.

*Notes* The City of South Lake Tahoe involved the public at large and interested stakeholders pursuant to state law and the California Environmental Quality Act (CEQA). Additionally, City staff worked with TRPA staff on the amendment package and environmental review.

### 3. Review by Advisory Planning Commission ☒ YES ☐ NO ☐ N/A

*Citation* 13.6.3

*Requirement* The TRPA Advisory Planning Commission shall review the proposed Area Plan and make recommendations to the TRPA Governing Board. The commission shall

obtain and consider the recommendations and comments of the local government(s) and other responsible public agencies, as applicable. jurisdictional authority within the proposed Area Plan boundaries, and TRPA staff.

**Notes** The Area Plan is scheduled for review by the Advisory Planning Commission on January 18, 2022.

**4. Approval of Area Plan by TRPA**

☒ YES ☐ NO ☐ N/A

*Citation* 13.6.4

*Requirement* For Area Plans initiated and approved by a lead agency other than TRPA, the Area Plan shall be submitted to and reviewed by the TRPA Governing Board at a public hearing. Public comment shall be limited to issues raised by the public before the Advisory Planning Commission and issues raised by the Governing Board. The TRPA Governing Board shall make a finding that the Area Plan, including all zoning and development Codes that are part of the Area Plan, is consistent with and furthers 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.

**Notes** The Area Plan will be scheduled for review by the Governing Board on January 26, 2022 after review by the Regional Plan Implementation Committee and the Advisory Planning Commission. The Governing Board will need to find the Area Plan in conformance with the Regional Plan before it takes effect.

**J. FINDINGS OF CONFORMANCE WITH THE REGIONAL PLAN**

In making the general finding of conformance, the TRPA Governing Board shall make the general findings applicable to all amendments to the Regional Plan and Code set forth in Sections 4.5 and 4.6, and also the following specific review standards:

**GENERAL REVIEW STANDARDS FOR ALL AREA PLANS**

**1. Zoning Designations**

☒ YES ☐ NO ☐ N/A

*Citation* 13.6.5.A.1

*Requirement* The submitted Area Plan shall identify zoning designations, allowed land uses, and development standards throughout the plan area.

**Notes** Appendix C of the TCAP identifies zoning designation, allowed land uses, and development standards for the area plan.

**2. Regional Plan Policies**

☒ YES ☐ NO ☐ N/A

*Citation* 13.6.5.A.2

*Requirement* The submitted Area Plan shall be consistent with all applicable Regional Plan policies, including, but not limited to, the regional growth management system, development allocations, and coverage requirements.

*Notes* The Area Plan contains goals and policies that are in alignment with Regional Plan policies. No changes to policies, the regional growth management system, development allocations, or coverage requirements are proposed as part of these amendments.

**3. Regional Plan Land Use Map**

☒ YES ☐ NO ☐ N/A

*Citation* 13.6.5.A.3

*Requirement* The submitted Area Plan shall 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.

*Notes* The proposed zones are consistent with the Mixed-Use regional land use.

**4. Environmental Improvement Projects**

☐ YES ☐ NO ☒ N/A

*Citation* 13.6.5.A.4

*Requirement* The submitted Area Plan shall recognize and support planned, new, or enhanced Environmental Improvement Projects. Area Plans may also recommend enhancements to planned, new, or enhanced Environmental Improvement Projects as part of an integrated plan to comply with Regional Plan Policies and provide threshold gain.

*Notes* The Area Plan recognizes and incorporates the Environmental Improvement Program (EIP). Planned environmental improvement projects are included in the plan. No changes are proposed as part of the amendments.

**5. Redevelopment**

☒ YES ☐ NO ☐ N/A

*Citation* 13.6.5.A.

*Requirement* The submitted Area Plan shall promote environmentally beneficial redevelopment and revitalization within town centers, regional centers and the High Density Tourist District.

*Notes* The Area Plan promotes redevelopment within Town Centers by incorporating the incentives established in the 2012 Regional Plan Update. The Town Center is eligible for increased density, coverage, and height as a result of area plan adoption. This promotes compact development and promotes the Regional Plan's land use and transportation strategies. The amendments do not affect the area plan's redevelopment strategy.



**6. Established Residential Areas**

☐ YES ☐ NO ☒ N/A

*Citation* 13.6.5.A.6

*Requirement* The submitted Area Plan shall preserve the character of established residential areas outside of town centers, regional centers and the High Density Tourist District, while seeking opportunities for environmental improvements within residential areas.

*Notes* No changes to residential areas are proposed as part of these amendments.

**7. Stream Environment Zones**

☐ YES ☐ NO ☒ N/A

*Citation* 13.6.5.A.7

*Requirement* The submitted Area Plan shall protect and direct development away from Stream Environment Zones and other sensitive areas, while seeking opportunities for environmental improvements within sensitive areas. Development may be allowed in disturbed Stream Environment zones within town centers, regional centers and the High-Density Tourist District only if allowed development reduces coverage and enhances natural systems within the Stream Environment Zone.

*Notes* No changes are proposed under the amendments.

**8. Alternative Transportation Facilities and Implementation**

☐ YES ☐ NO ☒ N/A

*Citation* 13.6.5.A.8

*Requirement* The submitted Area Plan shall identify facilities and implementation measures to enhance pedestrian, bicycling and transit opportunities along with other opportunities to reduce automobile dependency.

*Notes* No changes are proposed as part of the amendments.

**LOAD REDUCTION PLANS**

**9. Load Reduction Plans**

☐ YES ☐ NO ☒ N/A

*Citation* 13.6.5.B

*Requirement* TRPA shall utilize the load reduction plans for all registered catchments or TRPA default standards when there are no registered catchments, in the conformance review of Area Plans.

*Notes* No changes are proposed as part of the amendments.

**ADDITIONAL REVIEW STANDARDS FOR TOWN CENTERS AND THE REGIONAL CENTER**

**10. Building and Site Design Standards**

☐ YES ☐ NO ☒ N/A

*Citation* 13.6.5.C.1

*Requirement* The submitted Area Plan shall include building and site design standards that reflect the unique character of each area, respond to local design issues and consider ridgeline and viewshed protection.

*Notes* No changes to building and site design standards are proposed as part of these amendments.

**11. Alternative Transportation**

☐ YES ☐ NO ☒ N/A

*Citation* 13.6.5.C.2

*Requirement* The submitted Area Plan shall promote walking, bicycling, transit use and shared parking in town centers and regional centers, which at a minimum shall include continuous sidewalks or other pedestrian paths and bicycle facilities along both sides of all highways within town centers and regional centers, and to other major activity centers.

*Notes* No changes to alternative transportation are proposed as part of these amendments.

**12. Promoting Pedestrian Activity**

☐ YES ☐ NO ☒ N/A

*Citation* 13.6.5.C.3

*Requirement* The submitted Area Plan shall use standards within town centers and regional centers addressing the form of development and requiring that projects promote pedestrian activity and transit use.

*Notes* The Design Standards promote pedestrian activity through site design, building design, and transportation facility standards and guidelines. The permissible uses for these areas also promote an active, pedestrian-friendly environment. No changes to pedestrian infrastructure are proposed as part of these amendments.

**13. Redevelopment Capacity**

☐ YES ☐ NO ☒ N/A

*Citation* 13.6.5.C.4

*Requirement* The submitted Area Plan shall ensure adequate capacity for redevelopment and transfers of development rights into town centers and regional centers.

*Notes* The TCAP as adopted incorporates the height, density and coverage standards allowed in the Regional Plan to ensure adequate capacity for redevelopment and transfers of developments. No changes for redevelopment capacity are proposed as part of these amendments.

**14. Coverage Reduction and Stormwater Management**

☐ YES ☐ NO ☒ N/A

*Citation* 13.6.5.C.5

*Requirement* The submitted Area Plan shall identify an integrated community strategy for coverage reduction and enhanced stormwater management.

*Notes* No changes are proposed as part of these amendments.

**15. Threshold Gain**

☒ YES ☐ NO ☐ N/A

*Citation* 13.6.5.C.6

*Requirement* The submitted Area Plan shall demonstrate that all development activity within Town Centers and the Regional Center will provide for or not interfere with Threshold gain, including but not limited to measurable improvements in water quality.

*Notes* See previous responses. All development is required to adhere to the standards of the TCAP which are designed to promote threshold gains including but not limited to scenic, community design, air quality, soils and water quality. No changes to the area plan's threshold gain strategies are proposed under these amendments.

**ADDITIONAL REVIEW STANDARDS FOR THE HIGH-DENSITY TOURIST DISTRICT**

**16. Building and Site Design**

☐ YES ☐ NO ☒ N/A

*Citation* 13.6.5.D.1

*Requirement* The submitted Area Plan shall include building and site design standards that substantially enhance the appearance of existing buildings in the High Density Tourist District.

*Notes* No changes are proposed as part of these amendments.

**17. Alternative Transportation**

☐ YES ☐ NO ☒ N/A

*Citation* 13.6.5.D.2

*Requirement* The submitted Area Plan shall provide pedestrian, bicycle and transit facilities connecting the High-Density Tourist District with other regional attractions.

*Notes* No changes are proposed as part of these amendments.

**18. Threshold Gain**

☐ YES ☐ NO ☒ N/A

*Citation* 13.6.5.D.3

*Requirement* The submitted Area Plan shall demonstrate that all development activity within the High-Density Tourist District will provide or not interfere with Threshold gain, including but not limited to measurable improvements in water quality. If

necessary to achieve Threshold gain, off-site improvements may be additionally required.

Notes No changes are proposed as part of these amendments.

## K. AREA PLAN AMENDMENTS

### 1. Conformity Review for Amendments to an Area Plan ☒ YES ☐ NO ☐ N/A

*Citation* 13.6.6

*Requirement* Following approval of an Area Plan, any subsequent amendment to a plan or ordinance contained within the approved Area Plan shall be reviewed by the Advisory Planning Commission and Governing Board for conformity with the requirements of the Regional Plan. Public comment before the Governing Board shall be limited to consideration of issues raised before the Advisory Planning Commission and issues raised by the Governing Board. The Governing Board shall make the same findings as required for the conformity finding of the initial Area Plan, as provided in subsection 13.6.5; however, the scope of the APC and Governing Board's review shall be limited to determining the conformity of the specific amendment only. If the Governing Board finds that the amendment to the Area Plan does not conform to the Regional Plan, including after any changes made in response to TRPA comments, the amendment shall not become part of the approved Area Plan.

Notes The amendment to this area plan is of a narrow focus and has been reviewed by staff for conformity with the Regional Plan. The Governing Board's review will be limited to determining the conformity of the specific amendment.

### 2. Conformity Review for Amendments Made by TRPA to the Regional Plan that Affect an Area Plan - Notice ☐ YES ☐ NO ☒ N/A

*Citation* 13.6.7.A

*Requirement* TRPA shall provide lead agencies with reasonable notice of pending amendments that may affect Area Plans. TRPA also shall provide lead agencies with notice of Area Plan topics that may require amendment following adopted Regional Plan amendments pursuant to this section.

Notes The proposed amendments were initiated by the City of South Lake Tahoe.

### 3. Conformity Review for Amendments Made by TRPA to the Regional Plan that Affect an Area Plan - Timing ☐ YES ☐ NO ☒ N/A

*Citation* 13.6.7.B

*Requirement* If TRPA approves an amendment to the Regional Plan that would also require amendment of an Area Plan to maintain conformity, the lead agency shall be given one year to amend the Area Plan to demonstrate conformity with the TRPA amendment. The Governing Board shall make the same findings as required for

the conformity finding of the initial Area Plan, as provided in subsection 13.6.5; however, the scope of the Governing Board's review shall be limited to determining the conformity of only those amendments made by the lead agency to conform to the TRPA amendment. If the Governing Board finds that the other government fails to demonstrate conformity with the TRPA amendment following the one-year deadline, then the Board shall identify the policies and/or zoning provisions in the Area Plan that are inconsistent and assume lead agency authority to amend those policies and provisions.

**Notes** The proposed amendments were initiated by the City of South Lake Tahoe.

## L. ADMINISTRATION

### 1. Effect of Finding of Conformance of Area Plan ☒ YES ☐ NO ☐ N/A

*Citation* 13.6.8

*Requirement* By finding that an Area Plan conforms with the Regional Plan pursuant to the requirements of this chapter and upon adoption of an MOU pursuant to Section 13.7, the Area Plan shall serve as the standards and procedures for implementation of the Regional Plan. The standards and procedures within each Area Plan shall be considered and approved individually and shall not set precedent for other Area Plans.

**Notes** The Governing Board found the area plan to be in conformance with the Regional Plan on November 11, 2013. These amendments will be reviewed by the Governing Board prior to going into effect. The anticipated date of review by the Governing Board is January 26, 2022.

### 2. Procedures for Adoption of Memorandum of Understanding ☐ YES ☐ NO ☒ N/A

*Citation* 13.7

*Requirement* An Area Plan shall be consistent with the Procedures for Adoption of a Memorandum of Understanding.

**Notes** A memorandum of understanding delegating permitting authority is already in place. No change is necessary.

### 3. Monitoring, Certification, and Enforcement of an Area Plan ☐ YES ☐ NO ☒ N/A

*Citation* 13.8

*Requirement* An Area Plan shall include notification, monitoring, annual review, and recertification procedures consistent with Code Section 13.8.

**Notes** TRPA has conducted routine monitoring, annual review, and recertification of the TCAP.

**4. Appeal Procedure**

☒ YES ☐ NO ☐ N/A

*Citation* 13.9

*Requirement* The Area Plan shall include an appeal procedure consistent with Code Section 13.9.

*Notes*

Final decisions made by the City in accordance with the TCAP/MOU may be appealed to TRPA in accordance with Section 13. 9 of TRPA Code. No change is proposed as part of these amendments.