

Required Findings/Rationale

Required Findings: The following is a list of the required findings as set forth in Chapters 3, 4, 33, 37 and 61 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. Chapter 3 – Required Findings:

Based on the information submitted in the IEC, and other information know to TRPA, TRPA shall make one of the following findings and take the identified action:

- (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 the Rules of Procedure, Section 6.6;
- (b) The proposed project could have a significant effect on the environment but, due to the mitigation measures that have been added to the project, the project could have no significant effect on the environment and a finding of no significant effect shall be prepared in accordance with Rules of Procedure Section 6.7; or
- (c) The proposed project may have a significant effect on the environment and an environmental impact statement shall be pared in accordance with Chapter 3 of the TRPA Code of Ordinances and the Rules of Procedure, Article 6.

Based on the information provided in this staff report, the project application, the Initial Environmental Checklist (IEC), and Article V(g) Findings Checklist, there is sufficient evidence demonstrating that the proposed project, with the proposed conditions in the draft permits, will not have a significant effect on the environment and a finding of no significant effect shall be prepared.

2. Chapter 4 – Required Findings:

- (a) The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.

Based on the information provided in this staff report, the project application, the Initial Environmental Checklist (IEC), and Article V(g) Findings Checklist, there is sufficient evidence demonstrating that the proposed project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, the TRPA Code and other TRPA plans and programs.

- (b) The project will not cause the environmental threshold carrying capacities to be exceeded.

TRPA staff has completed the “Article V(g) Findings” in accordance with Chapter 4, Subsection 4.3 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. The applicant also completed an IEC. No significant environmental impacts were identified, and staff has concluded that the project will not have a significant effect on the environment.

- (c) Wherever federal, state or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TPRA Compact, the project meets or exceeds such standards.

TRPA is requiring that all potential environmental effects of the project be mitigated through the project design, including the installation of both temporary and permanent Best Management Practices and ongoing maintenance, and payment of a \$3,444,40 Mobility Mitigation fee. As a result, upon completion of construction, the project should have no impact upon air or water quality standards.

3. Chapter 30 – Land Coverage Relocation

- (a) The relocation is to an equal or superior portion of the parcel or project area

The slope, vegetation, and soil type in the area of relocation is the same. The site is classified as Land Capability Class 7 and is therefore suitable for development. The building site is identified in the recently adopted City of South Lake Tahoe 56-Acre Master Plan as suitable and appropriate for the project area.

- (b) The area from which the land coverage was removed for relocation is restored in accordance with subsection 30.5.3.

The area from where the land coverage will be relocated will be revegetated with landscaping consisting of vegetation from the TRPA approved species list. The design of the project and associated designated walkways will prevent future disturbance of the restored area.

- (c) The relocation shall not be to Land Capability Districts 1a, 1b, 1c, 2, or 3, from any higher numbered land capability district.

The relocation is entirely within a Land Capability Class 7 area.

4. Chapter 50 – Allocation of Development – Additional Public Service Facility

- 1) There is a need for the project;

The ambulance facility will house emergency response equipment and personnel that will serve the local community and is centrally located in the middle of town. There is no room to house ambulances at the nearby fire stations. The paramedic facility is recognized in the 56-Acre Park Master Plan as part of its long-term vision.

- 2) The project complies with the Goals and Policies, applicable plan area statements, and Code;

Based on the information provided in this staff report, the project application, the Initial Environmental Checklist (IEC), and Article V(g) Findings Checklist, there is sufficient evidence demonstrating that the proposed project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, the TRPA Code and other TRPA plans and programs.

- 3) The project is consistent with the TRPA Environmental Improvement Program.

Construction of the project will not conflict with any existing or planned EIP projects in the area and the permittee is required to pay a \$3,444,40 Mobility Mitigation Fee which will be used to help fund transportation related EIP projects in the area. The new facility will also have permanent water quality Best Management Practices installed and maintained in perpetuity.

- 4) The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 4: Required Findings, as they are applicable to the project's service capacity;

The project is located within the Town Center District of the Bijou AI/Tahoe Community Plan and the District's land use designation is Public Service and Recreation. The paramedic facility is classified as a Local Public Health and Safety Facility which is allowed use in the Town Center District. The proposed project is consistent with the Regional Plan, Public Service and Facilities Element Goal PS-1: Public services and facilities should be allowed to upgrade and expand to support existing and new development consistent with the Regional Plan.

- 5) If the proposed project is to be located within the boundaries of a community plan area, then, to the extent possible consistent with public health and safety, the project is compatible with the applicable community plan;

The project is located within the Town Center District of the Bijou AI/Tahoe Community Plan and the District's land use designation is Public Service and Recreation. The paramedic facility is classified as a Local Public Health and Safety Facility which is allowed use in the Town Center District.