

INITIAL ENVIRONMENTAL CHECKLIST FOR DETERMINATION OF ENVIRONMENTAL IMPACT

Project Name: Amendments to Chapter 13 of the Code of Ordinances and the Community Design Goals and Policies of the Regional Plan

Project Location: The Tahoe Region within the planning area jurisdiction of the Tahoe Regional Planning Agency.

Project Description:

A variety of strategies in the Regional Plan work together to accelerate needed environmental gains and threshold benefits. Area plans are a signature element of the Regional Plan and allow local jurisdictions to implement the Regional Plan policies at the community scale. Area plans are created by the local jurisdictions and reflect the community's unique vision for its future and needs.

Chapter 13 of the [TRPA Code](#) defines the required content of area plans, including the development and community design standards, including density, height, coverage, site design, lighting, etc. Code section 13.5.3 specifies that area plans must establish density and height standards, and those standards must be consistent with those in Table 13.5.3.A. For town centers, the table sets a maximum density of 25 units per acre and 56 feet of height. Since the Regional Plan was adopted in 2012, local jurisdictions have proposed density and height allowances in their area plans that fall under the regional allowances in Chapter 13, until this year. However, local jurisdictions can propose density and height that exceed the standards set in Chapter 13 so long as the alternative standards do not have an environmental impact, as demonstrated through an analysis accompanying the Area Plan amendment, and do not negatively impact environmental thresholds. Prior to 2012, TRPA reviewed and processed several exceptions that allowed greater height or density for specific sites or districts throughout the basin. These exceptions can be found in TRPA Code chapters 31 and 37.

As TRPA and local jurisdictions work to incentivize environmentally beneficial redevelopment in town centers that helps to implement the Regional Plan, local jurisdictions are increasingly requesting additional flexibility with Table 13.5.3.A. The City of South Lake Tahoe proposed to increase residential density in town centers to 65 units per acre through the amendments to the Tahoe Valley Area Plan and the Tourist Core Area Plan, being reviewed by TRPA this fall. Their accompanying IEC demonstrates there will not be an environmental impact. Similarly, in Nevada, Douglas County staff are considering amendments to the South Shore Area Plan (SSAP) that would allow height in a portion of the town center to exceed the current allowance of 56 feet. While TRPA has not received a formal application to amend the SSAP, including an increase of height in the town center, staff anticipate such a request could be forthcoming.

The proposed action would amend Chapter 13 to codify the process by which TRPA reviews and approves local jurisdiction requests for additional height in town centers and density in centers of area plans. Through this process, TRPA would codify the requirement for TRPA to evaluate any alternative density or height standards proposed in an Area Plan in accordance with the following criteria:

1. The standards further the Goals and Policies of the Regional Plan;
2. The standards will not have an environmental impact, as demonstrated through an environmental analysis consistent with *Chapter 3: Environmental Documentation*;
3. The area plan includes the requirement that for all buildings over 56 feet in height all applicable findings in Chapter 37 of the TRPA Code of Ordinances, including Findings 1, 3, and 9, must be made at the time any project subject to the area plan is reviewed and before it is permitted;

4. Residential buildings subject to additional height must not be subject to density maximums in Table 13.5.3-1; and
5. The local jurisdiction has approved design standards.

The proposed amendment would streamline TRPA’s area planning process and set up a transparent public process for local jurisdictions to follow when considering increases to height and density in their area plans. New area plans and amendments to existing area plans would continue to follow the standard review process, including environmental review, with approval from TRPA’s Advisory Planning Commission (APC), Regional Plan Committee (RPC), and Governing Board.

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. Use the blank boxes to add any additional information and reference the question number and letter. If more space is required for additional information, please attached separate sheets and reference the question number and letter.

For information on the status of TRPA environmental thresholds click on the links to the Threshold Dashboard.

I. Environmental Impacts

1. Land

Current and historic status of soil conservation standards can be found at the links below:

- [Impervious Cover](#)
- [Stream Environment Zone](#)

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Unstable soil conditions during or after completion of the proposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. The continuation of or increase in wind or water erosion of soils, either on or off the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans above 25 units per acre or 56 feet. There are no proposed changes to *Chapter 30: Coverage* or *Chapter 53: Individual Parcel Evaluation System*. The amendments will not increase the amount of development potential planned for the region under the existing growth management system. This action alone is a process change and would not result in impacts to soils, erosion potential, or exposure to hazards. Any future proposal to allow greater height or density above the standards listed in Chapter 13 is not anticipated to result in changes to *Chapter 30: Coverage* or *Chapter 53: Individual Parcel Evaluation System*.

2. Air Quality

Current and historic status of air quality standards can be found at the links below:

- [Carbon Monoxide \(CO\)](#)
- [Nitrate Deposition](#)
- [Ozone \(O3\)](#)
- [Regional Visibility](#)
- [Respirable and Fine Particulate Matter](#)
- [Sub-Regional Visibility](#)

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Substantial air pollutant emissions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Deterioration of ambient (existing) air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. The creation of objectionable odors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Increased use of diesel fuel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans above 25 units per acre or 56 feet. There are no proposed changes to *Chapter 65: Air Quality/Transportation*. This action alone is a process change and would not result in impacts to emissions, air movement or quality, change in climate or use of fuels. The amendments will not increase the amount of development potential planned for the region under the existing growth management system. Any future proposal by a local jurisdiction to allow greater height or density above the standards listed in Chapter 13 is not anticipated to result in changes to *Chapter 65: Air Quality/Transportation*.

Concurrent with this amendment, TRPA will be considering the City of South Lake Tahoe’s proposed amendments to the Tahoe Valley Area Plan and Tourist Core Area Plan, which would allow residential density up to 65 units per acre in town centers. The City has completed the required environmental analysis, as set forth in *Chapter 3: Environmental Documentation*, which found that the proposed Area Plan amendments would help to implement Regional Plan and Regional Transportation Plan goals of concentrating development close to transit and centers,

where it will have reduced impacts to air quality. The transition to higher-density, compact, transit-oriented development is anticipated to reduce environmental impacts associated with air quality and VMT.

3. Water Quality

Current and historic status of water quality standards can be found at the links below:

- [Aquatic Invasive Species](#)
- [Deep Water \(Pelagic\) Lake Tahoe](#)
- [Groundwater](#)
- [Nearshore \(Littoral\) Lake Tahoe](#)
- [Other Lakes](#)
- [Surface Runoff](#)
- [Tributaries](#)
- [Load Reductions](#)

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Alterations to the course or flow of 100-year flood waters?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Change in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Alteration of the direction or rate of flow of ground water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Is the project located within 600 feet of a drinking water source?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans above 25 units per acre or 56 feet. There are no proposed changes to *Chapter 60: Water Quality*. This action alone is a process change and would not result

in changes to or impacts on water movement, absorption rates, groundwater, floods, or the water supply. Any future proposal by a local jurisdiction to allow greater height or density above the standards listed in Chapter 13 is not anticipated to result in changes to *Chapter 60: Water Quality*.

4. Vegetation

Current and historic status of vegetation preservation standards can be found at the links below:

- [Common Vegetation](#)
- [Late Seral/Old Growth Ecosystems](#)
- [Sensitive Plants](#)
- [Uncommon Plant Communities](#)

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability/IPES system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Removal of riparian vegetation or other vegetation associated with critical wildlife habitat, either through direct removal or indirect lowering of the groundwater table?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Reduction of the numbers of any unique, rare, or endangered species of plants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Removal of stream bank and/or backshore vegetation, including woody vegetation such as willows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. A change in the natural functioning of an old growth ecosystem?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans in excess of 25 units per acre or 56 feet. There are no proposed changes to *Chapter 61: Vegetation and Forest Health* or *Chapter 30: Coverage*. This action alone is a process change and would not result in changes to existing native vegetation protections, removal of vegetation habitat, or diversity or distribution of vegetation species. Any future proposal by a local jurisdiction to allow greater height or density in excess of the standards listed in Chapter 13 is not anticipated to result in changes to *Chapter 61: Vegetation and Forest Health* or *Chapter 30: Coverage*.

5. Wildlife

Current and historic status of special interest species standards can be found at the links below:

- [Special Interest Species](#)

Current and historic status of the fisheries standards can be found at the links below:

- [Instream Flow](#)
- [Lake Habitat](#)
- [Stream Habitat](#)

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Reduction of the number of any unique, rare or endangered species of animals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Deterioration of existing fish or wildlife habitat quantity or quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans above 25 units per acre or 56 feet. There are no proposed changes to *Chapter 62: Wildlife Resources* or *Chapter 61: Vegetation and Forest Health*. This action alone is a process change and would not result in changes to diversity or distribution of species, endangered species, or deterioration of existing wildlife habitat. Any future proposal by a local jurisdiction to allow greater height or density above the standards listed in Chapter 13 is not anticipated to result in changes to *Chapter 62: Wildlife Resources* or *Chapter 61: Vegetation and Forest Health*.

6. Noise

Current and historic status of the noise standards can be found at the links below:

- [Cumulative Noise Events](#)
- [Single Noise Events](#)

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to severe noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. The placement of residential or tourist accommodation uses in areas where the existing CNEL exceeds 60 dBA or is otherwise incompatible?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. The placement of uses that would generate an incompatible noise level in close proximity to existing residential or tourist accommodation uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Exposure of existing structures to levels of ground vibration that could result in structural damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans in excess of 25 units per acre or 56 feet. There are no proposed changes to *Chapter 68: Noise Limitations*. This action alone is a process change and would not result in increases to noise levels or thresholds or exposure to new noise levels. Any future proposal by a local jurisdiction to allow greater height or density in excess of the standards listed in Chapter 13 is not anticipated to result in changes to *Chapter 68: Noise Limitations*.

7. Light and Glare

Will the proposal:

	Yes	No	No, with mitigation	Data insufficient
a. Include new or modified sources of exterior lighting?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create new illumination which is more substantial than other lighting, if any, within the surrounding area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Cause light from exterior sources to be cast off -site or onto public lands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create new sources of glare through the siting of the improvements or through the use of reflective materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans above 25 units per acre or 56 feet. Local jurisdictions that propose height above 56 feet in town centers must have adopted design standards. Design standards, including standards for lighting, ensure that buildings meet scenic requirements and blend in with surrounding uses. However, this amendment does not propose changes to *Chapter 36: Design Standards*. This action alone is a process change and would not result in changes to exterior lighting standards or new sources of light or glare.

8. Land Use

Will the proposal:

	Yes	No	No, with mitigation	Data insufficient
a. Include uses which are not listed as permissible uses in the applicable Area Plan, Plan Area Statement, adopted Community Plan, or Master Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expand or intensify an existing non-conforming use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans in excess of 25 units per acre or 56 feet. There are no proposed changes to *Chapter 21: Permissible Uses* or *Chapter 22: Temporary Uses, Structures, and Activities*. The amendments will not increase the amount of development potential planned for the region under the existing growth management system. This action alone is a process change and would not result in changes to permissible uses in any plans or expand or intensify an existing non-conforming use. Any future proposal by a local jurisdiction to allow greater height or density in excess of the standards listed in Chapter 13 is not anticipated to result in changes to *Chapter 21: Permissible Uses* or *Chapter 22: Temporary Uses, Structures, and Activities*.

9. Natural Resources

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. A substantial increase in the rate of use of any natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantial depletion of any non-renewable natural resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans in excess of 25 units per acre or 56 feet. This action alone is a process change and there are no proposed changes that would impact the rate of use of any natural resources or depletion of non-renewable natural resources. There are no changes to the amount of development potential planned for the region under the existing growth management system. Additionally, the amendments will not increase the amount of development potential planned for the region under the existing growth management system.

10. Risk of Upset

Will the proposal:

	Yes	No	No, with mitigation	Data insufficient
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Involve possible interference with an emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans in excess of 25 units per acre or 56 feet. This action alone is a process change and there are no proposed changes that would involve risk of explosion or release of hazardous conditions or interfere with an emergency evacuation plan. The amendments will not increase the amount of development potential planned for the region under the existing growth management system and do not alter *Chapter 50: Allocation of Development* or *Chapter 51: Banking, Conversion, and Transfer of Development*.

Concurrent with this amendment, TRPA will be considering the City of South Lake Tahoe's proposed amendments to the Tahoe Valley Area Plan and Tourist Core Area Plan which would allow residential density up to 65 units per acre in town centers. The City has completed the required environmental analysis, as set forth in *Chapter 3: Environmental Documentation*, showing the proposal will not result in increased risk of upset and will not conflict with emergency evacuation plans.

Other future amendments to area plans could result in increased density or height within town centers of an area plan. Similar to the City of South Lake Tahoe’s amendments, any future proposed amendments will be evaluated for increased risk of upset when they are proposed by the local jurisdictions.

11. Population

Will the proposal:

	Yes	No	No, with mitigation	Data insufficient
a. Alter the location, distribution, density, or growth rate of the human population planned for the Region?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Include or result in the temporary or permanent displacement of residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions to propose density in centers and height in town centers of their area plans in excess of 25 units per acre or 56 feet. This amendment alone would not alter the density of population planned for the Region or result in displacement of residents. The amendments will not increase the amount of development potential planned for the region under the existing growth management system and do not alter *Chapter 50: Allocation of Development* or *Chapter 51: Banking, Conversion, and Transfer of Development*.

Concurrent with this amendment, TRPA will be considering the City of South Lake Tahoe’s proposed amendments to the Tahoe Valley Area Plan and Tourist Core Area Plan, which would allow residential density up to 65 units per acre in town centers. The City has completed the required environmental analysis, as set forth in *Chapter 3: Environmental Documentation*, which found that the proposed area plan amendments would result in changes to the overall density and distribution of the region’s population and gradually increase the density of the population within the centers of both area plans. The transition to higher-density, compact, transit-oriented development is anticipated to reduce environmental impacts associated with traffic and vehicle miles travelled (VMT), air quality, cumulative land disturbance, and infrastructure expansion. The increase in density proposed as part of the amendments aligns with the location, distribution and growth rate of the human population planned for the region consistent with the Regional Plan. Although this represents a change in the density and distribution for the region’s population, such changes will have a less than significant impact.

Amendments to other area plans could result in increased density within town centers of an area plan, beyond what is set forth in Chapter 13. Similar to the City of South Lake Tahoe’s amendments, any proposed amendments in the future will be evaluated for their impact on the region’s population when they are brought forward by the local jurisdictions.

12. Housing

Will the proposal:

	Yes	No	No, with mitigation	Data insufficient
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?
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?

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans above 25 units per acre or 56 feet. This action alone is a process change and the amendments would not impact the amount of housing or amount of housing for lower income households. The amendments will not increase the amount of development potential planned for the region under the existing growth management system set forth in *Chapter 50: Allocation of Development* and *Chapter 51: Banking, Conversion, and Transfer of Development*.

Concurrent with this amendment, TRPA will be considering the City of South Lake Tahoe’s proposed amendments to the Tahoe Valley Area Plan and Tourist Core Area Plan, which would allow residential density up to 65 units per acre in town centers. The City has completed the required environmental analysis, as set forth in *Chapter 3: Environmental Documentation*, which found that the proposed area plan amendments would not displace housing or necessitate the construction of replacement housing elsewhere but rather incentivize the transfer of existing residential uses located in sensitive land or distant neighborhoods to be built as smaller, more compact units in centers. The amendments promote Regional Plan goals of higher density residential uses within the mixed-use centers to promote walkability and feasibility of alternative transportation options.

13. Transportation / Circulation

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. Generation of 650 or more new average daily Vehicle Miles Travelled?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Changes to existing parking facilities, or demand for new parking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Alterations to present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Alterations to waterborne, rail or air traffic?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans above 25 units per acre or 56 feet. There are no proposed changes to *Chapter 65: Air Quality/Transportation* nor will they not increase the amount of

development potential planned for the region under the existing growth management system in *Chapter 50: Allocation of Development* or *Chapter 51: Banking, Conversion, and Transfer of Development*. This action alone is a process change and would not generate new VMT, changes to demand for parking, impacts to existing transportation systems, or alterations in circulation patterns. Future amendments to area plans could result in increased height and density within centers, beyond what is set forth in Chapter 13. Those amendments will be evaluated for their impact on the region’s transportation/circulation when they are proposed by the local jurisdictions.

Concurrent with this amendment, TRPA will be considering the City of South Lake Tahoe’s proposed amendments to the Tahoe Valley Area Plan and Tourist Core Area Plan, which would allow residential density up to 65 units per acre in town centers. The City has completed the required environmental analysis, as set forth in *Chapter 3: Environmental Documentation*. The amendments promote higher density residential uses within the mixed-use centers to promote walkability and feasibility of alternative transportation options. As such, the proposed amendments would result in a less than significant impact on VMT, existing parking facilities and transportation facilities, and transportation patterns within the region.

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?:

	Yes	No	No, with mitigation	Data insufficient
a. Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Parks or other recreational facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Other governmental services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans above 25 units per acre or 56 feet. This action alone is a process change and would not result in changes to public services. The amendments will not increase the amount of development potential planned for the region under the existing growth management system. Future proposals by a local jurisdiction to allow greater height or density above the standards listed in Chapter 13 will be evaluated for impacts on public services.

15. Energy

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. Use of substantial amounts of fuel or energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans above 25 units per acre or 56 feet. This action alone is a process change and would not result in changes to energy use or demand. Additionally, the amendments will not increase the amount of development potential planned for the region under the existing growth management system and do not alter *Chapter 50: Allocation of Development* or *Chapter 51: Banking, Conversion, and Transfer of Development*. Any future proposal by a local jurisdiction to allow greater height or density will be evaluated for impacts on energy.

16. Utilities

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

	Yes	No	No, with mitigation	Data insufficient
a. Power or natural gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Communication systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Storm water drainage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Solid waste and disposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans above 25 units per acre or 56 feet. This action alone is a process change and would not result in changes to utility systems or utility drainage or disposal. Additionally, the amendments will not increase the amount of development potential planned for the region under the existing growth management system and do not alter *Chapter 50: Allocation of Development* or *Chapter 51: Banking, Conversion, and Transfer of Development*. Any future proposal by a local jurisdiction to allow greater height or density above the standards listed in Chapter 13 will be evaluated for impacts on utilities.

17. Human Health

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. Creation of any health hazard or potential health hazard (excluding mental health)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to potential health hazards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans above 25 units per acre or 56 feet. This action alone is a process change and would not result in the creation or new exposure to human health hazards. Any future proposal by a local jurisdiction to allow greater height or density above the standards listed in Chapter 13 will be evaluated for impacts on human health.

18. Scenic Resources / Community Design

Current and historic status of the scenic resources standards can be found at the links below:

- [Built Environment](#)
- [Other Areas](#)
- [Roadway and Shoreline Units](#)

Will the proposal:

	Yes	No	No, with mitigation	Data insufficient
a. Be visible from any state or federal highway, Pioneer Trail or from Lake Tahoe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Be visible from any public recreation area or TRPA designated bicycle trail?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Block or modify an existing view of Lake Tahoe or other scenic vista seen from a public road or other public area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be inconsistent with the height and design standards required by the applicable ordinance, Community Plan, or Area Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans above 25 units per acre or 56 feet. There are no proposed changes to *Chapter 37: Height* or *Chapter 66: Scenic Quality*. This action alone is a process change and would not have scenic impacts. However, future amendments to area plans could result in increased height above 56 feet in town centers. To mitigate for potentially significant impacts to scenic resources resulting from height above 56 feet, Code Section 13.5.3.B.5 specifies that Findings 1, 3, and 9 from Chapter 37.7 must be established in the area plans for any buildings over 56 feet, which are listed below. The amendment language also

states that area plans must have adopted design standards and guidelines that specify materials, colors, textures, and building and site design appropriate to each community to improve local scenic quality.

Chapter 37 Findings for Additional Height:

Finding 1	When viewed from major arterials, scenic turnouts, public recreation areas, or the waters of Lake Tahoe, from a distance of 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline. For height greater than that set forth in Table 37.4.1-1 for a 5:12 roof pitch, the additional height shall not increase the visual magnitude beyond that permitted for structures in the shoreland as set forth in subsection 66.3.7, Additional Visual Magnitude, or Appendix H, Visual Assessment Tool, of the Design Review Guidelines.
Finding 2	With respect to that portion of the building that is permitted the additional height, the building has been designed to minimize interference with existing views within the area to the extent practicable.
Finding 3	When viewed from a TRPA scenic threshold travel route, the additional building height granted a building or structure shall not result in the net loss of views to a scenic resource identified in the 1982 Lake Tahoe Basin Scenic Resource Inventory. TRPA shall specify the method used to evaluate potential view loss.

TRPA and Douglas County staff have been discussing a potential amendment to the South Shore Area Plan (SSAP) that would allow height within the town center to exceed the current allowance of 56 feet for a new hospital to replace the former Lakeside Inn & Casino. However, TRPA has not received a formal application to amend the SSAP nor a project application. Therefore, this IEC does not include a discussion or analysis specific to the SSAP. If TRPA receives an application to amend the SSAP to allow height above 56 feet, the area plan would follow the requirements set forth in the proposed Chapter 13 Code language, including required environmental review.

19. Recreation

Current and historic status of the recreation standards can be found at the links below:

- [Fair Share Distribution of Recreation Capacity](#)
- [Quality of Recreation Experience and Access to Recreational Opportunities](#)

Will the proposal:

	Yes	No	No, with mitigation	Data insufficient
a. Create additional demand for recreation facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create additional recreation capacity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have the potential to create conflicts between recreation uses, either existing or proposed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in a decrease or loss of public access to any lake, waterway, or public lands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans above 25 units per acre or 56 feet. This action alone is a process change and would not result in impacts to recreation facilities or capacity. Additionally, the amendments will not increase the amount of development potential planned for the region under the existing growth management system and do not alter *Chapter 50: Allocation of Development* or *Chapter 51: Banking*,

Conversion, and Transfer of Development. Any future proposal by a local jurisdiction to allow greater height or density above the standards listed in Chapter 13 will be evaluated for impacts on recreation.

20. Archaeological / Historical

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. An alteration of or adverse physical or aesthetic effect to a significant archaeological or historical site, structure, object or building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Is the property associated with any historically significant events and/or sites or persons?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Will the proposal restrict historic or pre-historic religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans above 25 units per acre or 56 feet. This action alone is a process change and would not result in impacts to archeological or historical resources. Any future proposal by a local jurisdiction to allow greater height or density above the standards listed in Chapter 13 will be evaluated for impacts on archeological or historical resources.

21. Findings of Significance

	Yes	No	No, with mitigation	Data insufficient
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Does the project have environmental impacts which will cause substantial adverse effects on human being, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed amendments to the Regional Plan and Chapter 13 would formalize a process for local jurisdictions proposing density in centers and height in town centers of their area plans above 25 units per acre or 56 feet. This action alone is a process change and would not result in short term impacts, impacts to fisheries or endangered plants or animals, or environmental impacts to humans. Any future proposal by a local jurisdiction to allow greater height or density above the standards listed in Chapter 13 will be evaluated for impacts to all threshold areas.

DECLARATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature:



Alyssa Bettinger
at Douglas County

11/13/24

Person preparing application

County

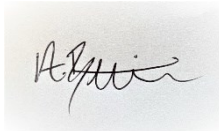
Date

Applicant Written Comments: (Attach additional sheets if necessary)

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 Procedures. YES NO



Signature of Evaluator

Senior Planner

Title of Evaluator

Date 11/13/24