



**INITIAL ENVIRONMENTAL CHECKLIST
FOR DETERMINATION OF ENVIRONMENTAL IMPACT**

Project Name: South Lake Tahoe Recreation and Aquatics Project – A Multigenerational Center

APN/Project Location: 026-050-005 / 3050 Lake Tahoe Boulevard, South Lake Tahoe, CA

County/City: City of South Lake Tahoe

Project Description:

The project involves a new Recreation and Aquatics Center building (referred to here as the Recreation Center or Multigenerational Center), including a natatorium, gymnasium, kitchen, locker rooms, fitness spaces, assembly spaces, administration offices, and supporting spaces, along with associated site improvements (sidewalks, parking, utilities, drainage and landscaping). The new Recreation Center would replace the existing Recreation and Swim Complex, although at a location in the northern part of the 56-acre park west of the existing library. The new location would provide a closer connection to the main highway and Lakeview Commons and offer views of the lake. The approximately 64,220-square-foot Recreation Center would include a variety of recreational and community uses described below and would be designed to meet Leadership in Energy and Environmental Design (LEED) standards, which is a widely used green building rating system. Design of the building would be characteristic of mountain modern style and would use a mixture of metal, wood, stone, and concrete. The building height would be up to 38 feet.

The Recreation Center would offer space and services for all ages, including a commercial kitchen and dining space for the purpose of accommodating the County Senior Nutrition Program and could be used by others.

AQUATICS

The new aquatic facilities would include a lap pool and activity pool. The 2,500-square-foot activity pool could include spray features and a lazy river. The six-lane, 25-yard lap pool would accommodate swim meets and a variety of recreation and fitness uses. The deck around the pool would include space to accommodate tip-and-roll bleachers for approximately 80 spectators.

GYMNASIUM AND FITNESS

The proposed multi-purpose gymnasium space would include two high school-sized courts and four middle school-sized courts. Court striping would also include two volleyball courts and four pickleball/badminton courts. Circulation around the courts would be appropriately sized to accommodate tip-and-roll bleachers for approximately 320 spectators. A three-lane suspended walk/jog track located above the circulation area of the gym would be sized at approximately 12 laps per mile. An aerobics/dance studio would be provided as well as outside spaces for fitness and small group events.

COMMUNITY SPACES AND USE

As a community facility, the Recreation Center would provide an arts and crafts classroom, wet classroom by the pools, rooftop event space, rooftop outdoor patio, and a commercial kitchen for community use, including for the County Senior Nutrition Program.

Senior programs are anticipated to be provided at the Recreation Center, including both active recreation uses as well as passive, social spaces. The spaces programmed for senior activities would also be made available to other user groups to maximize facility use in the multi-purpose design. The existing senior center located at 3050 Lake Tahoe Blvd would remain accessible to senior groups. Additional services for senior patrons beyond the lunch program include arts and craft classes, gardening (which seniors may teach), as well as various recreational exercise activities.



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

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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Unstable soil conditions during or after completion of the proposal?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. The continuation of or increase in wind or water erosion of soils, either on or off the site?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Discussion

The project would maintain existing topography, revegetate disturbed areas, and implement temporary and permanent BMPs to prevent excessive erosion. The project area currently exceeds the land coverage limitations by 146,777 sq. ft. of coverage in class 7 lands. The project would remove 167,247 of existing coverage and add 123,121 sq. ft. of coverage, resulting in a net reduction of 44,126 sq. ft. of coverage. The project area would remain over covered by 102,651 sq. ft. This excess coverage would be mitigated through payment of mitigation fees consistent with TRPA Code Section 30.6. The construction of a pool within the Recreation Center would require excavation to a maximum of 16 feet below ground surface. Groundwater measured in the plan area was approximately 30 feet below ground surface. TRPA has approved a Soil Hydrologic Waiver for the requested excavation depth.

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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Deterioration of ambient (existing) air quality?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. The creation of objectionable odors?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Increased use of diesel fuel?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Discussion

The project construction activities would generate temporary criteria pollutant emissions but would not exceed the threshold of significance adopted by the EDCAQMD as shown in Table 3.3-4. of the IS/MND Construction of the Multigenerational Center would likely occur up to three years, but construction emissions were conservatively modeled to occur over a 2-year period to avoid understating the maximum annual emissions. Also, the project would not result in exceeding the long-term operational emissions threshold. The operational VMT would increase, which would be due to an increase in visitors and local residents utilizing the Multigenerational Center and not due to growth in the community. Hence, the project would not conflict with or obstruct the implementation of the applicable air quality plan. The impact would be less than significant.

The proposed project would generate GHG emissions due to its construction and operation activities. The GHG emissions would not exceed PCAPCD's threshold of significance. Since PCAPCD's threshold of significance is consistent with the State's SB 32 2030 goal, the project would not interfere with State's carbon reduction goal. Maximum annual construction related GHG emissions would reach 240 MTCO_{2e}/year, which would be well below the applicable emissions thresholds of 10,000 MTCO_{2e}/year. Annual operational GHG emissions would reach 276 MTCO_{2e}/year, which would be well below the applicable emissions threshold of 1,100 MTCO_{2e}/year. The building proposed under the Multigenerational Center would aim to achieve gold or platinum LEED certification and would include sustainable features like providing bike facilities, reserving 5 percent of the parking for electric vehicle charging, reducing outdoor and indoor water use, installing on site renewable energy systems, etc. The incorporation of sustainable features into the building design would help to reduce the overall GHG emitted from operation of the Multigenerational Center. This would also be consistent with the City of South Lake Tahoe's Climate Action Plan's building energy, transportation, water, and solid waste goals. Thus, the project's construction and operation activities would not conflict with State plans, policies, or regulations adopted for the purpose of reducing GHG emissions. This impact would be less than significant



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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Alterations to the course or flow of 100-year flood waters?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Change in the amount of surface water in any water body?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Alteration of the direction or rate of flow of ground water?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
j. The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
k. Is the project located within 600 feet of a drinking water source?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Discussion

Water quality BMPs would be constructed that exceed TRPA standards for on-site stormwater conveyance, treatment and infiltration by 13%. The site is generally flat with soils that have good infiltration rates and groundwater is not located within proximity to the surface. Sufficient space for snow storage is included.

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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Reduction of the numbers of any unique, rare, or endangered species of plants?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Removal of stream bank and/or backshore vegetation, including woody vegetation such as willows?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
h. A change in the natural functioning of an old growth ecosystem?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Discussion

Project would be implemented within the area designated as “westside” but is not within a TRPA-designated conservation or recreation land use area or SEZ. In addition, trees and vegetation not scheduled to be removed must be protected during construction in accordance with Code Chapter 33, Grading and Construction, Section 33.6, Vegetation Protection During Construction.

The project area is not located within late seral/old growth forest, but rather contains patches of open to moderately dense mid-seral forest; and the removal of trees required for the project would not substantially change the structure or composition of forest habitat in the plan area vicinity.

An estimated 302 trees, 97 of which are greater than 14 inches diameter at breast height (Marino, pers. comm., 2021), would require removal for construction of the building and expanded parking lot and for defensible space purposes near the library. Thus, because fewer than 100 trees greater than 14 inches dbh are estimated for removal, construction of the Multigenerational Center project would not cause substantial tree removal as defined in Chapter 61 of the TRPA Code.

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="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| b. Reduction of the number of any unique, rare or endangered species of animals? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| d. Deterioration of existing fish or wildlife habitat quantity or quality? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Discussion

Based on review of the CNDDDB (CDFW 2021) and TRPA GIS data, no special-status plant or wildlife species have been documented in the plan area. No sensitive biological resources were observed during the field assessment, and no suitable habitat for any special-status plant or animal species is present in the plan area. Due to the high level of human disturbance, habitat degradation, and isolation and small size of natural vegetation patches in the plan area from commercial and urban development, presence of major road corridors, and recreational uses, disturbed Jeffrey pine forest or other habitats in the plan area are not expected to support any special-status wildlife or plant species that may otherwise be associated with these habitats in other settings, or any significant movement corridors or core breeding sites for wildlife.

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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Exposure of people to severe noise levels?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. The placement of residential or tourist accommodation uses in areas where the existing CNEL exceeds 60 dBA or is otherwise incompatible?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. The placement of uses that would generate an incompatible noise level in close proximity to existing residential or tourist accommodation uses?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Exposure of existing structures to levels of ground vibration that could result in structural damage?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Discussion

Short-term increases in noise generated by construction activities associated with the Multigenerational Center would not result in the exposure of sensitive receptors to or generation of noise levels in excess of applicable standards. Additionally, long-term operational stationary source noise levels would not exceed the City's nighttime non-transportation noise standard of 45 dB Leq and project-generated operational traffic noise levels would not result in substantial noise increases (i.e., more than 3 dBA). Therefore, this impact would be less than significant.



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

7. Light and Glare

Will the proposal:

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

Discussion

The lighting proposed for the Multigenerational Center would address the practical lighting needs of the site and comply with the Community Plan and TRPA requirements for exterior lighting and glare, described above. Uncontrolled spread of light beyond the property would not occur. Building materials would include wood, stone cladding, dark metal siding and roof, and concrete, which would not result in glare. The project would achieve Leadership in Energy and Environmental Design (LEED) standards. One of the credits the Multigenerational Center project would seek to achieve this certification is Credit SSc6-Light Pollution Reduction, which provides effective strategies for avoiding impacts related to light and glare through the use of cutoff luminaires and low reflectance surfaces.

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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Expand or intensify an existing non-conforming use?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Discussion

The project area, is developed with outdoor and indoor recreational facilities, outdoor public spaces, campground, and public service land uses. The Recreation Center would replace the existing Recreation and Swim Complex. The project is consistent with uses envisioned for the site in the Bijou/Al Tahoe Community Plan. The Center falls within the definition of a "Recreation center" according to the TRPA Code of Ordinances. Recreation Centers are an allowed use within the Town Center District of the Bijou/Al Tahoe Community Plan subject to design review (TRPA and CSLT 1995:II-11).



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

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="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| b. Substantial depletion of any non-renewable natural resource? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Discussion

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="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| b. Involve possible interference with an emergency evacuation plan? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Discussion

The City identifies eastbound US 50 as a primary evacuation route for the Bijou/Al Tahoe Community Plan Area in the City. Secondary evacuation routes identified are westbound US 50 and Pioneer Trail via Al Tahoe Boulevard (City of South Lake Tahoe 2021). The project would replace the existing Recreation and Swim Center within the project area and would not result in a new use that could require evacuation. Currently, special events are held at the Recreation and Swim Complex, which result in temporary increases in vehicle traffic on roadways surrounding the plan area. These events would continue to occur in the project area, with athletic events at the Recreation and Swim Complex shifted to the new Recreation Center. The City Parks and Recreation Department manages scheduling events at facilities in the project area such that overlapping events would not be scheduled that would have parking demand that would exceed available on-site parking and would minimize the increase in vehicle traffic. The Special Event Application Guidelines provide a list of requirements for event planners to meet that would minimize adverse effects related to traffic and evacuation. Some of these requirements include preparation of a Traffic Plan for minimizing disruptions to traffic flows and encouragement and facilitation of alternative transportation methods. Because the City limits the number of events that occur at one time and require event planners to implement measures to manage traffic, the additional events would not substantially interfere with emergency response or evacuation.



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

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="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| b. Include or result in the temporary or permanent displacement of residents? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Discussion

a. Less-than-significant impact. The recreational opportunities provided by the existing Recreation and Swim Complex would be shifted to the Multigenerational Center. Additionally, City staff offices in the existing Recreation and Swim Complex as well as City staff offices at the Lake Tahoe Airport would be relocated to the Multigenerational Center. Implementation of the project could result in a small increase in employment (fewer than 10 jobs) associated with the potential to expand programs and recreation opportunities. However, the amount of employment generated by the project would be minimal and would not result in substantial unplanned population growth such that construction of additional housing would be required

b. No housing is located within the plan area or within the Multigenerational Center Project site.

12. Housing

Will the proposal:

- | | Yes | No | No, with mitigation | Data insufficient |
|---|-----------------------|----------------------------------|-----------------------|-----------------------|
| a. Affect existing housing, or create a demand for additional housing? | | | | |
| <i>To determine if the proposal will affect existing housing or create a demand for additional housing, please answer the following questions:</i> | | | | |
| 1. Will the proposal decrease the amount of housing in the Tahoe Region? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 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? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Discussion

No impact. No housing is located within the plan area or within the project site. The project would therefore not result in a displacement of people or housing. There would be no impact.

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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Changes to existing parking facilities, or demand for new parking?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Alterations to present patterns of circulation or movement of people and/or goods?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Alterations to waterborne, rail or air traffic?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Discussion

a. The proposed project is subject to TRPA's updated Code of Ordinances for project impact assessment (Section 65.2). The updated project assessment process replaces average daily vehicle trip ends with VMT to determine a project's impact to transportation. The updated process screens projects from additional analysis depending on its location: less than 1,300 average daily VMT when a project is within, or within ½ mile of, a town or regional center; less than 715 average daily VMT in all other areas in the Region. The proposed project will generate VMT below the screening level for its location (1,300 VMT): 743 VMT. The VMT calculation accounts for the existing trips and associated VMT from the existing recreation facility use that will be discontinued upon completion of the Recreation and Aquatics Center. A condition of approval requires the existing recreation center be permanently closed prior to the opening of the new recreation center. The project is therefore screened from additional analysis but is required to pay the Mobility Mitigation Fee. The project mobility mitigation fee is \$16,197.40 (\$21.80 x 743 VMT = \$16,197.40).

In addition to payment of the mitigation fee, the City is proposing to contribute to micro-transit operations currently being planned on the South Shore as a part of the new Event Center transit service requirements. The City's contribution is not required as mitigation for the Recreation Center project and will help expand the micro transit service above and beyond the level required by TRPA Event Center permit.

b. The Recreation Center would include the expansion of the existing library parking lot by 56 spaces. This would be achieved by expanding the existing County Library parking lot. Based on the parking analysis prepared by LSC, the estimated shared parking demand between the Library and the new Multigenerational Center would be 116 parking. A total of 114 parking spaces is being proposed, which would result in a deficit of 2 spaces at peak times. Note this only occurs during one hour of the day between 6:00 and 7:00 PM on days when the library is open late.

c. Because the Recreation Center project would maintain bicycle and pedestrian connectivity in the plan area and provide other bicycle infrastructure, the Recreation Center would not conflict with a with a program, plan, ordinance, or policy addressing bicycle and pedestrian facilities. Thus, the impact would be less than significant.



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

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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Police protection?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Schools?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Parks or other recreational facilities?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Maintenance of public facilities, including roads?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Other governmental services?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Discussion

The project would result in temporary increases in the need for security or police services during events hosted at the proposed new event facilities. However, these events would be subject to review by the City's permitting process for large events and would be temporary. Emergency access for fire, police, and medical services would be planned and maintained during any event. Implementation of the Multigenerational Center would not result in population increases or substantial changes in land use within the plan area such that expanded public services such as police, fire protection or schools would be provided. The Multigenerational Center project would enhance and continue to provide parks and recreation related public services to the resident community and visitors alike. The Multigenerational Center would not make a considerable contribution to a cumulative impact related to public services.

The project would include construction of a new recreation and public service facility that would replace the existing Recreation and Swim Center. The existing Recreation and Swim Center would continue to operate while the Multigenerational Center is being constructed; thus, no existing recreation use of the facility would be displaced during construction of the new facility. As mentioned above for the Master Plan, construction of the Multigenerational Center would temporarily displace some of the campsites in the plan area. However, camping opportunities for recreation users of the campground would be temporarily redirected to other nearby campgrounds. The Multigenerational Center would not generate a permanent increase in demand for use of existing recreation facilities outside of the plan area, campgrounds in particular, and would not increase the use of other existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. This impact would be less than significant.

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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Discussion:

The project would increase energy consumption in the region relative to existing conditions. However, the new buildings would be LEED certified and, at a minimum, comply with 2019 Title 24 Building Energy Efficiency Standards. Operation would include the use of electricity for lighting and use of natural gas for heating. Energy use would also include the consumption of electricity associated with wastewater treatment and water well pumping, as well as automotive fuels. The project would not result in wasteful, inefficient, or unnecessary consumption of energy resources.

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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Communication systems?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Storm water drainage?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Solid waste and disposal?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Discussion

The project would not result in an increase in demand for water, wastewater, electricity, natural gas, or telecommunications services. Thus, these projects would not cumulatively combine with the Master Plan to result in impacts on demand for utilities services. There would be sufficient wastewater treatment capacity to serve the project and sufficient capacity in the wastewater conveyance infrastructure to collect additional wastewater generated by the project. There would be sufficient water supplies to meet future water demand under normal, dry, and multiple dry year conditions.

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="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| b. Exposure of people to potential health hazards? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Discussion

Similar to existing conditions associated with operation of the existing Recreation and Swim Complex, construction activities for and operation of the project would be subject to existing hazardous materials regulations such that the use, storage, and transport of hazardous materials would have a low potential to result in a significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials.

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 checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| b. Be visible from any public recreation area or TRPA designated bicycle trail? | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 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="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| d. Be inconsistent with the height and design standards required by the applicable ordinance, Community Plan, or Area Plan? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| e. Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Discussion

The proposed project would be visible from Roadway Travel Unit 34 and Scenic Resource 34-1, which are in attainment of scenic threshold standards. The travel route is designated an urban corridor and the addition of the Recreation Center would be consistent with the existing visual character. The project site, and it is located greater than 300 feet from Lake Tahoe and would not be readily visible from the lake. The TRPA-designated scenic El Dorado Beach bikeway is adjacent to the project area, but views from the bikeway are towards the lake, not the project site. The replacement of a campground with a recreation center in an urban roadway corridor would not change the existing visual character of the area. Preservation of existing trees to screen views from US 50 and compliance with design standards would prevent a significant impact to scenic resources.

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="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| b. Create additional recreation capacity? | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| c. Have the potential to create conflicts between recreation uses, either existing or proposed? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| d. Result in a decrease or loss of public access to any lake, waterway, or public lands? | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |

Discussion

The Multigenerational Center project would include construction of a new recreation and public service facility that would replace the existing Recreation and Swim Center. The existing Recreation and Swim Center would continue to operate while the Multigenerational Center is being constructed; thus, no existing recreation use of the facility would be displaced during construction of the new facility. Construction of the Multigenerational Center would temporarily displace some of the campsites in the plan area. However, camping opportunities for recreation users of the campground would be temporarily redirected to other nearby campgrounds. Because nearby campgrounds contain designated campsites that limit the number of visitors at one time, there would not be an increase in use at any one time such that substantial physical deterioration of the facility would occur or be accelerated. Additionally, partial or full closure of the campground would be temporary and use of the plan area for camping would continue once the Multigenerational Center is completed.

Construction of the Multigenerational Center would require the reconfiguration of the existing campground. The existing campground contains 178 campsites. Pursuant to Code Section 31.3.3, one campsite is equivalent to 4 Persons at One Time (PAOTs), resulting in a total of 712 existing summer overnight PAOTs associated with the campground. Based on the conceptual site design for the 56-acre Park Master Plan, reconfiguration of the campground could result in a reduction of 43 campsites or 172 summer overnight PAOTs. This reduction of existing camping capacity would negatively affect the fair share of recreation capacity in the Basin that is available to the general public. This would result in a significant impact.

The City of South Lake Tahoe would implement Mitigation Measure REC-1, which would maintain the existing summer overnight PAOT capacity within the project area over the long-term. With implementation of this mitigation, the effect would be less than significant.

MITIGATION MEASURE REC-1

To maintain the camping capacity available to the general public, the City of South Lake Tahoe will reconfigure the campground to maintain overnight recreation opportunities equivalent to 712 summer overnight PAOTs within the 56 Acre Park. Summer overnight recreation capacity may be decreased temporarily during project construction. However, reconfiguration of the campground will be initiated by 2024, and 712 summer overnight PAOTs will be available for public use no later than 2026.

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="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Is the property associated with any historically significant events and/or sites or persons?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Will the proposal restrict historic or pre-historic religious or sacred uses within the potential impact area?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Discussion

Construction of the Multigenerational Center would require removal of a portion of the existing Campground by the Lake (including tent cabins), relocation of an existing restroom at the campground, and the removal of two existing campground buildings associated with the original camp store. As described above, the Campground by the Lake and its buildings were evaluated for listing in the CRHR and determined to be not eligible. Therefore, these buildings are not resources. The existing Recreation and Swim Complex is less than 45-years of age and therefore does not meet the criteria guidance for evaluation under the CRHR and is not considered a resource . The cultural resources study determined that no prehistoric or historic-period archeological resources were found within the plan area, based on the NCIC records search and the pedestrian survey. Nevertheless, the possibility remains that archaeological materials could be encountered during construction-related ground disturbing activities. This impact would be potentially significant. -

Mitigation Measure 3.5-1: Unanticipated Discoveries of Archaeological Resources: If a prehistoric archeological site (such as midden soils, stone tools, chipped stone, baked clay, or concentrations of shell or bone) or a historic-period archaeological site (such as structural features, concentrated deposits of bottles, or other historic refuse) is uncovered during grading or other construction activities, all ground-disturbing activity within 100 feet of the discovery shall be halted until a qualified archaeologist can assess the significance of the find. The City will be notified of the potential find and a qualified archaeologist shall be retained to investigate its significance. If the find is a prehistoric archeological site, the appropriate Native American group shall be notified, and Mitigation Measure 3.18-2 shall be implemented. Any previously undiscovered resources found during construction will be recorded on appropriate California Department of Parks and Recreation 523 forms and evaluated for significance under all applicable regulatory criteria. If the archaeologist determines that the find does not meet the CRHR standards of significance for cultural resources, construction may proceed. If the find is determined to be significant by the qualified archaeologist (i.e., because the find is determined to constitute either an historical resource, a unique archaeological resource, or tribal cultural resource), the archaeologist shall work with the City to follow accepted professional standards such as further testing for evaluation or data recovery, as necessary. If artifacts are recovered from significant historic archaeological resources, they shall be housed at a qualified curation facility. The results of the identification, evaluation, and/or data recovery program for any unanticipated discoveries shall be presented in a professional-quality report that details all methods and findings, evaluates the nature and significance of the resources, and analyzes and interprets the results.

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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
d. Does the project have environmental impacts which will cause substantial adverse effects on human being, either directly or indirectly?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Discussion

Less-than-significant impact. Wildlife and plant species that occur in the plan area are common species associated with urban and residential areas in the Tahoe Basin. No special-status plant or animal species are expected to occur regularly in the plan area due to the absence of suitable breeding habitat, high disturbance levels associated with existing urban uses, and no historic documentation of occurrences in the plan area. Because habitats in the plan area are fragmented and highly disturbed, native species occur there in relatively low abundance and diversity. The plan area is within a commercial core and developed recreation area; the project would be implemented mostly on existing developed lands. Any potential effects of construction and operation of facilities for the Multigenerational Center would not substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; or substantially reduce the number or restrict the range of endangered, rare, or threatened species. This impact would be less than significant.

Possible cumulative impacts related to cultural resources and tribal cultural resources would be minimized with implementation of Mitigation Measures. The cumulative impacts associated with the Multigenerational Center would be less than significant with mitigation incorporated.

Environmental effects of the Multigenerational Center have been determined to pose a less-than-significant impact on humans.



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

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:

Carla Sammis	at	Placer County	03/15/2022
--------------	----	---------------	------------

Person preparing application

County

Date

Applicant Written Comments: (Attach additional sheets if necessary)

The responses are justifications provided above were generated based on the project's IS/MND titled 56 Acres Master Plan and Multigenerational Center Project IS/MND, prepared by Ascent Environmental, dated December 2021 - please refer to this document for additional and more detailed information for the project.



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

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

Paul Nielsen

Digitally signed by Paul Nielsen
DN: cn=Paul Nielsen, o=Tahoe Regional Planning Agency, ou, email=pnielsen@trpa.gov, c=US
Date: 2022.04.20 08:53:06 -07'00'

Signature of Evaluator

Date

Title of Evaluator