



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

INITIAL ENVIRONMENTAL CHECKLIST FOR DETERMINATION OF ENVIRONMENTAL IMPACT

Project Name: LAKE TAHOE COMMUNITY COLLEGE STUDENT HOUSING

APN/Project Location: 025-041-023

County/City: City of South Lake Tahoe

Project Description:

The Lake Tahoe Community College Student Housing project is a 2-story, 33 unit / 100 bed facility located at the southwest portion of the campus, overlooking Trout Creek. The 31,570 square foot facility includes reception, community activity spaces, study areas, laundry, vending, and student storage locker areas, plus a resident director's office / apartment.

Sitework includes access walkways / drives, turf areas, outdoor seating, landscape berms, parking, and a covered utilities structure with trash enclosure. A new ramp / walkway feature connects Student Housing with the adjacent Student Services building. The proposed site layout was designed in coordination with previous completed design for the fire access road running adjacent to the new residence building and keeping in mind potential future improvements based on master plan level design. Utilities services are expected to originate from the North end of the project for fire service and dry utilities. Water and sewer point of connection is to the east of the project site where there are existing services running north-south along an existing path, as shown on the Civil drawings.

Preliminary design for stormwater treatment facilities were completed following the most recent TRPA requirements for previously completed projects at the campus by utilizing mostly a combination of linear detention along the perimeter of access road, and shallow detention ponds to collect, treat and infiltrate surface runoff.

A CEQA Initial Study / TRPA Initial Environmental Checklist document for the Facilities Master Plan (of which the Student Housing project is included) was completed in April of 2021. That document is referenced within this checklist, and excerpts of that document are included in many of the responses. We have included the full document, as well as the Final Initial Study (Mitigated Negative Declaration) as supporting documents with this TRPA Application.

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 type="radio"/>	<input checked="" 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

Excerpt from the Facilities Master Plan (FMP) CEQA Initial Study / TRPA Initial Environmental Checklist document:

Total existing land coverage on the LTCC campus is 790,490 square feet, while total allowed land coverage is 1,257,942. Existing land coverage in land capability districts 1b and 4 is below the allowed land coverage limit; therefore, with no additional coverage proposed in these districts, no coverage beyond the allowed limits would occur. No significant soil instability or hazard associated with unstable soils would occur. The project area is not within a beach or lake, and does not affect the riparian area west of the main campus.

CIVIL to response to item d., e., if needed.

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

Excerpt from the Facilities Master Plan (FMP) CEQA Initial Study / TRPA Initial Environmental Checklist document:

The proposed FMP would not alter, revise, conflict or obstruct the regulations pertaining to air quality and proposes no changes to air quality policies. Development of the FMP increases the range of LTCC services on campus, as opposed to off-campus classrooms and services, thereby reducing the need to travel away from campus for additional off-site trips. Since the facilities would be located on campus, no significant increase in vehicle trips would occur, particularly with the presence of transit service and various bike paths serving the campus. As shown in the Transportation Analysis, the only FMP component that has the potential to create vehicle trips is the Mixed Residential Living Facility, potentially resulting in an additional 789 new trips. All other FMP components result in a reduction of approximately 150 trips from the current condition. Although an increase in trips may occur with full build-out of the FMP, development of housing and commercial services within an urban area and in proximity to transit reduces sprawl and allows for balanced growth. Although new facilities are proposed, many are replacement facilities that increase efficiency and reduce emissions. Operational emissions from new facilities would not exceed emissions thresholds as demonstrated in the air emissions modeling for the near-term facilities (Appendix A). The LTCC is within one-quarter mile of transit, commercial and public service uses, indicating that new facilities would generate shorter trip lengths and lower vehicle-miles traveled needed to meet the air quality goals of the Regional Plan and City's General Plan.



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-yearflood 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

See Facilities Master Plan (FMP) CEQA Initial Study / TRPA Initial Environmental Checklist document (pp. 3-82 - 3-92)

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

Excerpt from the Facilities Master Plan (FMP) CEQA Initial Study / TRPA Initial Environmental Checklist document:

The FMP does not propose to remove native vegetation outside of the proposed facility or improvement construction footprint. Even with the total coverage on the LTCC property with implementation of the FMP, facilities would not exceed allowable coverage. The FMP area is partially developed with native vegetation on the undeveloped portions of the parcels. Consistent with existing conditions, vegetation surrounding the construction site of FMP project facilities would be required to comply with Section 33.6, Vegetation Protection During Construction, of the TRPA Code of Ordinances. Protective requirements include installation of temporary construction fencing, standards for tree removal and tree protection, standards for soil and vegetation protection, and revegetation of disturbed areas, such as the Project's Regulatory Compliance Measures 2.4.9 and 2.4.12.

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

Excerpt from the Facilities Master Plan (FMP) CEQA Initial Study / TRPA Initial Environmental Checklist document:

Suitable habitat for Sierra Nevada yellow-legged frog (SNYLF) (USFWS endangered and CDFW threatened) has been identified in the vicinity of Trout Creek that lies to the west of the Project area. The FMP and associated tree removal (TCP) would not result in any modifications to the creek channel or result in any changes to the existing creek channel habitat. No impacts to this species would occur. Lahontan cutthroat trout (LCT) is the only threatened species (USFWS and CDFW) that has the potential to occur in Trout Creek. No impact to LCT would occur as no disturbance to Trout Creek or the riparian area surrounding Trout Creek is proposed. Best management practices will be implemented during construction activities in order to protect water quality and prevent construction runoff from reaching the waters of the Trout Creek. This may include fencing the construction area, coir logs located along the construction perimeter, and other best management practices.

Required Mitigation: BIO-1. Bird Nest Site Protection Program

The Program shall include surveys, consultation, and protective actions. Pre-construction surveys, occurring during the nesting season immediately prior to initial project construction (e.g., excavation, grading and tree removal), shall be conducted to identify any active nest sites within the Project area. Specifically, prior to initial construction activities (tree removal and excavation for construction), a qualified biological monitor shall visit the construction area to evaluate whether any nesting birds are occupying trees or whether any wildlife den/nursery sites are located within the Project disturbance area. If nest sites are identified, the biological monitor will have the authority to stop or reschedule construction activities near occupied trees or nursery sites if continued work could have negative impact on nesting birds or their young. If construction activities must be stopped, the monitor shall consult with TRPA and/or CDFW staff within 24 hours from the discovery to determine appropriate actions to restart construction while reducing impacts to identified birds nests.

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

Excerpt from the Facilities Master Plan (FMP) CEQA Initial Study / TRPA Initial Environmental Checklist document:

Operation of the indoor facilities, such as the Residential Student Living, would not result in a significant permanent increase in ambient noise levels in excess of the noise limits established for District 4 of the Community Plan. Although noise would be produced by students, staff, and residents using the facilities, significant increases in the ambient noise level are not expected. With student housing on-campus, vehicle noise is not expected to increase, and overall noise levels would be well within the CNEL limits.

No operational increases would exceed noise thresholds and construction noise would be limited to the acceptable construction hours, with equipment muffling and noise reduction actions as described in the Project's Regulatory Compliance Measures in Sections 2.4.3 and 2.4.4.

CNEL measurements on campus were taken at two locations in 2015. These locations were near the proposed Mixed Residential Living Building and near the Early Learning Center. At that time, the CNEL on campus at these two locations was between 48.3 and 49.8 dBA (j.c. brennan & associates, 2015). Therefore, the FMP would not be located residential uses in an area with an existing CNEL exceeding 60 dBA. Furthermore, such uses would be appropriate for a college campus. Significant increases in CNEL would not occur as the on-campus population and activity level is expected to remain relatively the same.

There are no tourist accommodation uses in the vicinity, and noise levels at the nearest off-site residence would be below the noise threshold. No incompatible noise levels would be generated by LTCC campus operations.

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

Project includes new exterior lighting. All new exterior lighting will comply with TRPA's dark sky requirements and are listed on the site lighting drawing sheet provided. The window glazing on the project will produce glare, but the majority of the building's exterior is fiber cement panel and composite roof shingle which would not product 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="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 proposed Student Housing will be accessory to the primary use of the site ("college").



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

Excerpt from the Facilities Master Plan (FMP) CEQA Initial Study / TRPA Initial Environmental Checklist document:

By providing on-campus housing, student and staff reliance on vehicle transportation necessary to travel from home to LTCC decreases. Therefore, although the new facility would consume natural resources during construction and operation, no uses that consume substantial volumes of natural resources or substantially increase the rate of use are proposed, and the on-campus student housing would help offset long-term natural resource consumption.

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

Excerpt from the Facilities Master Plan (FMP) CEQA Initial Study / TRPA Initial Environmental Checklist document:

Although hazardous substances may be onsite for the purposes of operating machinery and equipment for construction and campus maintenance, the College's Spill Containment Plan would continue to be implemented to ensure a public safety hazard does not occur.

U.S. 50 and Pioneer Trail are area evacuation routes and this project would not affect those roadways and does not affect College Drive, the primary evacuation route for the LTCC. A fire access roadway is also under construction now, west of the main campus buildings to improve emergency access.



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 checked="" type="radio"/> | <input 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

Excerpt from the Facilities Master Plan (FMP) CEQA Initial Study / TRPA Initial Environmental Checklist document:

The Student Housing project consists of a two-story structure located south of the Culinary Arts Building that provides dorm-style housing for LTCC students. It would provide 1 00 beds. These units would all be affordable units serving LTCC students, specifically, and would serve an existing student population currently housed off-campus. The provision of student housing on campus would not increase enrollment or cause unplanned population growth.

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

The proposal will increase the amount of housing in the Tahoe Region and, more specifically, the amount of affordable housing.

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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Changes to existing parking facilities, or demand for new parking?	<input type="radio"/>	<input checked="" 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

Excerpt from the Facilities Master Plan (FMP) CEQA Initial Study / TRPA Initial Environmental Checklist document:

As the overall student population on campus would not increase with the student housing project, traffic modeling indicates a decrease of 150 daily trips as a result of the new on-campus housing accommodations.

The student housing project does not include changes to existing external access and circulation elements of the Project area (i.e. access to Al Tahoe Boulevard).

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

Excerpt from the Facilities Master Plan (FMP) CEQA Initial Study / TRPA Initial Environmental Checklist document:

LTCC contracts private security officers to patrol the campus during hours of closure, seven nights a week, and has a very low incidence of crime. This service is funded by the College and is not associated with City of South Lake Tahoe Police operations. Increased patrols by the security service alleviates new demand on City Police. The new on-campus facilities at LTCC would increase the potential demand for law enforcement service, however, due to low crime rates on campus and since the ELC relocates existing operations from the community, such as the Public Safety Training Center and Residential Student Living, increase in demand for law enforcement services and proximity of services to the campus indicate that a significant increase in demand is unlikely to occur. Funding generated by the new campus facilities would support continued operation of law enforcement services and the demand for service would not result in a need for additional or expanded law enforcement facilities. LTCC communicates with South Lake Tahoe Police regarding proposed campus improvements and the FMP would not interfere with police protection operations such that new facilities would need to be constructed or their ability to meet service ratios.

The student housing project would not significantly increase the demand for fire protection services because the facilities would be equipped with structural fire safety sprinklers and include improvements to the fire department connection systems to ensure that the facilities have adequate fire protection. The structures are required to be designed to meet current California State Fire Code requirements and must be approved by the Division of the State Architect as school facilities. In addition, design would be reviewed by South Lake Tahoe Fire Rescue prior to release of building permits to ensure the appropriate code measures are followed and adequate protection is included within the buildings, including extinguisher locations, sprinkler systems, alarm systems, and other designs. The FMP would not interfere with fire protection operations such that new facilities would need to be constructed or their ability to meet service ratios. The addition of the Public Safety Training Center and Equipment Storage Facility would result in an increase in on-campus fire protection equipment, further reducing demand on South Lake Tahoe Fire Rescue resources.

With existing on campus library service and recreation uses, the proposed Student Housing will not significantly affect City Library or Recreation services. Government offices and services would not be significantly affected by the operation of the FMP facilities. No increase in demand for those services would occur.

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:

Excerpt from the Facilities Master Plan (FMP) CEQA Initial Study / TRPA Initial Environmental Checklist document:

Consumption of fuel for the off-road equipment used in construction of the facility would be temporary. The development of affordable housing in this area with access to transit, may result in a decrease in vehicle-reliance or travel distance. Substantial fuel consumption would not occur.

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

Excerpt from the Facilities Master Plan (FMP) CEQA Initial Study / TRPA Initial Environmental Checklist document:

Demand created by implementation of the FMP would not result in a need for new or altered power or natural gas systems. The development is located within existing service areas for communication systems providers, and each project would be responsible for any elected connection or subscription to communication systems within the region.

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

Temporary construction activities would require the use of machinery and equipment that use fuels or oil. The project does not propose to increase the use of common hazardous materials used to operate campus maintenance equipment and machinery or to maintain campus facilities such as small quantities of paints or cleansers. These materials would be stored in the Equipment Storage Facility, located away from other campus buildings and secured within the new structure's indoor storage areas. +

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="radio"/> | <input checked="" 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 project would be partially visible from Dennis T. Machida Memorial Greenway and fully visible from College Trail.



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

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 type="radio"/> | <input checked="" 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 checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Discussion

Excerpt from the Facilities Master Plan (FMP) CEQA Initial Study / TRPA Initial Environmental Checklist document:

Although the proposed student housing would increase the population in the area, the presence of a variety of different types of recreation facilities and opportunities on-campus and at the adjacent Bijou Community Park would provide sufficient recreational space.

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 checked="" type="radio"/>	<input 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 checked="" type="radio"/>	<input 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

There are identified archeological/historical sites and objects identified within the greater LTCC Campus area. The proposed student housing is not in the close vicinity of any of the identified sites.

Excerpt from the Facilities Master Plan (FMP) CEQA Initial Study / TRPA Initial Environmental Checklist document:

As discussed above in the Environmental Setting, previously recorded resources within the LTCC property include site CA-ELD-527 (bedrock mortar milling station), CA-ELD-529 (lithic material and tools), CA-ELD-1379H/P-9-1917 (narrow gauge, Lake Valley RR bed), and P-09-04560 (ellipsoid depressions). Both CA-ELD-527 and CA-ELD-529 are located in areas near Trout Creek and are outside the FMP project area, while CA-ELD-1379H/P-9-1917 is located at the east end of campus through the sports fields and College Drive entry driveway; therefore, there would be no change to or adverse effect on these resources.

Little is known about the two ellipsoid features other than the description provided in the setting. The site sketch map includes navigational points and descriptions of features that are not permanent, and do not depict the site location accurately enough to determine the exact location of these two ellipsoid features as recorded in 1990. There is no additional data regarding these two ellipsoidal features. Due to the vague information surrounding the ellipsoids, LTCC contacted the Washoe Tribe of Nevada and California on February 10, 2021 to determine if the tribe could provide any additional information on this feature or its location. The Washoe Tribe did not identify this feature in their consultation response in July 2016. The ellipsoids are not described as containing trees, however, it is unknown if trees to be removed are adjacent to the feature or have since established themselves since the feature was first recorded in 1990. Since LTCC is currently in the process of consulting with the Washoe Tribe on this feature and no determination has been made as to its exact location or significance, Mitigation Measure CULTURAL-1 is proposed to address this potential impact.

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 type="radio"/> | <input checked="" 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 checked="" type="radio"/> | <input 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 checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Discussion

Excerpt from the Facilities Master Plan (FMP) CEQA Initial Study / TRPA Initial Environmental Checklist document:

Required Mitigation: BIO-1. Bird Nest Site Protection Program

The Program shall include surveys, consultation, and protective actions. Pre-construction surveys, occurring during the nesting season immediately prior to initial project construction (e.g., excavation, grading and tree removal), shall be conducted to identify any active nest sites within the Project area. Specifically, prior to initial construction activities (tree removal and excavation for construction), a qualified biological monitor shall visit the construction area to evaluate whether any nesting birds are occupying trees or whether any wildlife den/nursery sites are located within the Project disturbance area. If nest sites are identified, the biological monitor will have the authority to stop or reschedule construction activities near occupied trees or nursery sites if continued work could have negative impact on nesting birds or their young. If construction activities must be stopped, the monitor shall consult with TRPA and/or CDFW staff within 24 hours from the discovery to determine appropriate actions to restart construction while reducing impacts to identified bird nests.



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:



Karl Vinge

at

City of South Lake Tahoe

10/31/2022

Person preparing application

County

Date

Applicant Written Comments: (Attach additional sheets if necessary)



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

Signature of Evaluator

Title of Evaluator

Date