PROJECT REVIEW CONFORMANCE CHECKLIST & V (g) FINDINGS

(Commercial/Tourist Accommodation/Public Service/Recreation/Resource Mngt.)

Project Name: Tahoe Keys Marina Redevelopment

Project Type: Recreation/Marina Expansion

APN / Project Number: 022-210-032, et.al., ERSP2025-0602

Project Review Planner: Julie Roll Date of Review: 6/8/26

NOTE: if the answer to question b. on any of the following questions is *no*, please provide a written justification on a separate sheet for making the findings required in subsections 4.4.1 and 4.4.2 of the code. If the answer to question b. is yes or if no answer is required, this checklist shall serve as justifications for making said findings. Any positive impacts of the project on the thresholds that have not been addressed in these questions should also be noted.

CATEGORY: AIR QUALITY

THRESHOLD: CARBON MONOXIDE (CO) INDICATOR: (CO) 8-hr. avg. Stateline CA station

1.	a.	Does the project generate new vehicle trips?	Y ☒ N ☐
	b.	If yes, is the project consistent with Subsection 65.2.4.B.1?	Y ☒ N ☐
2.	a.	Does the project create new points of vehicular access?	Y ☒ N ☐
	b.	If yes, is the project consistent with Subsection 34.3.2?	Y ☒ N ☐
3.	a.	Does the project include combustion appliances?	Y ☒ N ☐
	b.	If yes, is the project consistent with Subsection 65.1.4?	Y ☒ N ☐
4.	a.	Does the project include a new stationary source of CO?	Y ☒ N ☐
	b.	If yes, is the project consistent with Subsection 65.1.6?	Y ☒ N ☐

THRESHOLD: OZONE INDICATOR: Ozone, 1-hr. avg. Lk. Tahoe Blvd station

1.	a.	Does the project increase regional VMT?	Y ☐ N ☒
	b.	If yes, is the project consistent with Subsection 65.2.4?	Y ☐ N ☐
2.	a.	Does the project include new gas/oil space/water heaters?	Y ☒ N ☐
	b.	If yes, is the project consistent with Subsection 65.1.4?	Y ☒ N ☐
3.	a.	Does the project include a new stationary source of NO^2?	Y ☒ N ☐
	b.	If yes, is the project consistent with Subsection 65.1.6?	Y ☒ N ☐

THRESHOLD: PARTICULATE MATTER INDICATOR: Part. Matter, 24-hr. avg. Lk. Tahoe Blvd station

1.	a.	Does the project increase airborne dust emissions?	Y ☐ N ☒
	b.	If yes, is the project consistent with Subsection 60.4.3?	Y ☐ N ☐
2.	a.	Does the project include a new stationary source of particulate matter?	Y ☐ N ☒
	b.	If yes, is the project consistent with Subsection 65.1.6?	Y ☐ N ☐

3. a. Refer to question 1, Ozone, above.

THRESHOLD: VISIBILITY — INDICATOR: miles of visibility, veg and subregional path

1. a. Refer to questions 1-3, Particulate Matter, above.

THRESHOLD: TRAFFIC VOLUME — INDICATOR: traffic volume, US 50 at Park Ave.
US 50 CORRIDOR, WINTER, 4pm-12am — Jan.-Mar. avg., 4pm-12am

1. a. Refer to question 1, CO, above.

THRESHOLD: NO^2 EMISSIONS — INDICATOR: VMT

1. a. Refer to questions 1-2, VMT, below.

THRESHOLD: WOOD SMOKE — INDICATOR: number of wood heaters

1. a. Does the project include any new wood heaters? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 65.1.4.B? Y ☐ N ☐

THRESHOLD: VMT — INDICATOR: changes in number of trips and avg. trip length

1. a. Does the project increase average trip length? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 65.2.4.B? Y ☐ N ☐

2. a. refer to question 1, CO, above.

CATEGORY: WATER QUALITY

THRESHOLD: TURBIDITY — INDICATOR: turbidity of indicator stations

1. a. Does the project increase impervious coverage or create permanent soil disturbance? Y ☒ N ☐
   b. If yes, is the project consistent with Subsection 60.2.3? Y ☒ N ☐

2. a. Does the project create temporary soil disturbance? Y ☒ N ☐
   b. If yes, is the project consistent with Subsection 60.4.3? Y ☒ N ☐

3. a. Does the project require the use of fertilizer? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 60.1.8? Y ☐ N ☐

4. a. Does the project include domestic wastewater discharge to the surface or groundwater? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 60.1.3.B? Y ☐ N ☐

5. a. Does the project disturb or encroach on an existing SEZ? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 30.5? Y ☐ N ☐

THRESHOLD: CLARITY, WINTER (IN LAKE)
INDICATOR: secch depth, Dec.-Mar. avg. TRG index station

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: PHYTOPLANKTON PRIMARY PRODUCTIVITY (IN LAKE)
INDICATOR: phyto, primary productivity, ann. Avg., TRG index station

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: DIN LOAD, SURFACE RUNOFF
INDICATOR: DIN x discharge, tributary network annual total 1

1. a. Refer to questions 1, 2, 3 and 5, turbidity, above.

THRESHOLD: DIN LOAD, GROUNDWATER
INDICATOR: DIN x discharge, grndwtr. Network, annual total

1. a. Refer to questions 2 & 3, turbidity, above.

THRESHOLD: DIN LOAD, ATMOSPHERIC
INDICATOR: NO3 + HNO, annual avg. Lake Tahoe Blvd station

1. a. Refer to question 4, turbidity, above.

THRESHOLD: NUTRIENT LOADS, GENERAL INDICATOR: sol. P x discharge sol. Fe x

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: TOTAL N, P, Fe, (trib.) CA ONLY INDICATOR: single reading, tributary network

1. a. Refer to questions 1, 2, 3, and 5, turbidity, above.

THRESHOLD: DIN; SOL, P, Fe, SS (trib.) NV ONLY INDICATOR: single reading tributary network

1. a. Refer to questions 1, 2, 3 and 5, turbidity, above.

THRESHOLD: DIN, SOL, P, Fe, SS, GREASE/OIL DISCHARGED TO SURFACE WATER FROM RUNOFF
INDICATOR: single reading runoff sites

1. a. Does the project route impervious surface runoff directly into Lake Tahoe or a major tributary? Y ☐ N ☒
   b. If yes, is the discharge structure consistent with BMP handbook? Y ☐ N ☐

2. a. Does the project create large impervious areas (e.g. parking lots) which may serve as a source of airborne pollutants, grease or oil? Y ☒ N ☐
   b. If yes, is the project consistent with Subsections 60.4.3, 60.4.6, 60.4.9? Y ☒ N ☐

THRESHOLD: TOTAL N, TOTAL P, TOTAL Fe TURBIDITY, GREASE/OIL DISCHARGE TO GRDWTR FROM RUNOFF
INDICATOR: single reading runoff site

1. a. Does the project include infiltration devices to infiltrate impervious surface runoff directly underground? Y ☒ N ☐
   b. If yes, is the project consistent with Subsection 60.4.6? Y ☒ N ☐

CATEGORY: SOIL CONSERVATION

THESHOLD: IMPERVIOUS COVERAGE — INDICATOR: area or coverage

1. a. Does the project include new or relocated coverage? Y ☒ N ☐
   b. If yes, is the project consistent with Subsection 30.4, 30.5, 30.6? Y ☒ N ☐

THRESHOLD: NATURALLY-FUNCTIONING SEZ — INDICATOR: area of SEZ

1. a. Does the project disturb or encroach on a naturally-functioning SEZ? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 30.5? Y ☐ N ☐

CATEGORY: VEGETATION

THRESHOLD: PLANT & STRUCTURAL DIVERSITY — INDICATOR: plant & structural diversity

1. a. Does the project create a change in diversity? Y ☐ N ☒
   b. If yes, does the project include vegetation management techniques to increase diversity (reveg., thinning)? Y ☐ N ☐

THRESHOLD: MEADOW & RIPARIAN VEGETATION — INDICATOR: area of meadow & riparian veg.

1. a. Refer to question 5, turbidity, above.

THRESHOLD: DECIDUOUS RIPARIAN VEGETATION — INDICATOR: area of riparian vegetation

1. a. Refer to question 5, turbidity, above.

THRESHOLD: SHRUB ASSOCIATION — INDICATOR: area of shrub association

1. a. Does the project create an increase in the areal extent of the shrub association? Y ☐ N ☒
   b. If yes, has the additional area been calculated, and a determination been made that the total area is less than or equal to 25%? Y ☐ N ☐

THRESHOLD: YELLOW PINE ASSOCIATION (not mature) — INDICATOR: area of yellow pine assoc.

1. a. Does the project create a change in the areal extent of the immature yellow pine association? Y ☐ N ☒
   b. If yes, has the additional area been calculated, and a determination made that the total area in the Region is between 15 and 25%? Y ☐ N ☐

THRESHOLD: RED FIR ASSOCIATION — INDICATOR: area of red fir assoc.

1. a. Does the project create a change in the areal extent of the immature red fir association? Y ☐ N ☒
   b. If yes, has the additional are been calculated, and a determination made that the total area in the Region is between 15 and 25%? Y ☐ N ☐

THRESHOLD: FOREST OPENINGS — INDICATOR: size and location of forest openings

1. a. Does the project create new forest openings? Y ☐ N ☒
   b. If yes, is the new opening less than 8 acres? Y ☐ N ☐

2. a. Does the project create new forest openings adjacent to other openings? Y ☐ N ☒
   b. If yes, are the resultant adjacent openings not of the same relative age class or successional stage? Y ☐ N ☐

THRESHOLD: UNCOMMON PLANT COMMUNITITES — INDICATOR: habitat sites

1. a. Will the project impact the habitats for the deepwater sphagnum bog, Osgood Swamp, or the Freel Peak Cushing Plant Community? Y ☐ N ☒
   b. If yes, have modifications been included in the project to protect these plant communities? Y ☐ N ☐

THRESHOLD: SENSITIVE VEGETATION — INDICATOR: number of habitat sites

1. a. Will the project impact the habitats of the Carex paucifructus, the Lewis pyomaea longipetala, the Draba asterophora v., or the Rorippa subumbellata? Y ☐ N ☒
   b. If yes, have modifications been included in the project to protect these plant communities? Y ☐ N ☐

CATEGORY: WILDLIFE

THRESHOLD: SPECIAL INTEREST SPECIES — INDICATOR: number of habitat sites

1. a. Will the project result in the loss, modification or increased disturbance of habitat site for goshawk, osprey, bald eagle, (winter and nesting), golden eagle, peregrine falcon, waterfowl, or deer, as mapped on official TRPA maps? Y ☐ N ☒
   b. If yes, have modifications been included in the project to protect these habitat sites? Y ☐ N ☐

CATEGORY: FISHERIES

THRESHOLD: EXCELLENT STREAM HABITAT — INDICATOR: sites of excellent stream habitat

1. a. Does the project include stream channelization, stream dredging, removal of rock or gravel from a stream, culverts, bridges, or water diversions affecting a stream identified as fish habitat? Y ☐ N ☒
   b. If yes, have modifications been included in the project to offset impacts on stream habitat and contribute to the upgrading of stream habitat? Y ☐ N ☐

2. a. Will the project result in siltation, urban runoff, snow disposal, or litter that may affect water quality in a stream identified as fish habitat? Y ☐ N ☒
   b. If yes, is the project consistent with Subsections 60.4.3 and 60.4.6? Y ☐ N ☐

THRESHOLD: GOOD STREAM HABITAT — INDICATOR: miles of good stream habitat

1. a. Refer to questions 1 and 2, above.

THRESHOLD: MARGIANL STREAM HABITAT — INDICATOR: miles of marginal stream habitat

1. a. Refer to questions 1 and 2, above.

THRESHOLD: INSTREAM FLOWS — INDICATOR: increase flows

1.	a.	Does the project include new water diversions?	Y ☐	N ☒
	b.	If yes, is there evidence in the record to indicate that flows will remain within adopted TRPA standards or, in the absence of adopted standards, that flows will not be diminished?	Y ☐	N ☐
2.	a.	Does the project include new coverage or disturbance that could contribute to uncontrolled runoff reaching a stream identified as fish habitat?	Y ☐	N ☒
	b.	If yes, is the project consistent with Subsections 60.4.3 and 60.4.6?	Y ☐	N ☐
3.	a.	Refer to question 5, turbidity, above.		

THRESHOLD: LAKE HABITAT — INDICATOR: area of excellent habitat

1.	a.	Does the project include development in the shorezone, removal of rock or gravel from the lake, or removal of vegetation in the shorezone?	Y ☒	N ☐
	b.	If yes, is the project consistent with Chapters 80-86?	Y ☒	N ☐
2.	a.	Does the project increase the potential for siltation, runoff, or erosion entering Lake Tahoe?	Y ☐	N ☒
	b.	If yes, is the project consistent with Subsections 60.4.3 and 60.4.6?	Y ☐	N ☐

CATEGORY: NOISE

THRESHOLD: SINGLE EVENT, AIRCRAFT, DAYTIME
INDICATOR: dBA, LMAX, TRPA ref. points, 8am-8pm, single reading

1.	a.	Does the project involve the commercial or private operation of aircraft?	Y ☐	N ☒
	b.	If yes, does the project comply with the Interim Service Agreement affecting aircraft operations at the South Lake Tahoe Airport, or will the project meet the TRPA noise thresholds, or is the project exempt under Code section 68.9?	Y ☐	N ☐

THRESHOLD: SINGLE EVENT, AIRCRAFT, NIGHTTIME
INDICATOR: dBA, LMAX, TRPA ref. points, 8am-8pm, single reading

1.	a.	Refer to question 1, single event, aircraft, above.		

THRESHOLD: SINGLE-EVENT, BOATS — INDICATOR: dBA, LMAX, at 50 ft., single reading

1.	a.	Does the project involve a marina or boat launching facility?	Y ☒	N ☐
	b.	If yes, is the project consistent with Subsection 68.3?	Y ☒	N ☐

THRESHOLD: SINGLE-EVENT, MOTOR VEHICLE LESS THAN 6,000 LBS. CVM
INDICATOR: dBA, LMAX, at 50 ft., single reading

1.	a.	Does the project include the operation of fleet vehicles or other commercial vehicles?	Y ☐	N ☒
	b.	If yes, is the project consistent with Subsection 68.3?	Y ☐	N ☐

THRESHOLD: SINGLE-EVENT, MOTOR VEHICLE GREATER THAN 6,000 LBS. CVM
INDICATOR: dBA, LMAX, at 50 ft., single reading

1. a. Refer to question 1, single event, motor vehicle, above.

THRESHOLD: SINGLE-EVENT, MOTORCYCLE INDICATOR: dBA, LMAX, at 50 ft., single reading

1. a. Does the project involve the offering of motorcycles for lease or rent or the operation of a motorcycle course? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 68.3? Y ☐ N ☐

THRESHOLD: SINGLE-EVENT, ORVS INDICATOR: dBA, LMAX, at 50 ft., single reading

1. a. Does the project involve the offering of ORVs for rent or lease or the operation of an ORV course? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 68.3? Y ☐ N ☐

THESHOLD: SINGLE-EVENT, SNOWMOBILES INDICATOR: dBA, LMAX, at 50 ft., single reading

1. a. Does the project involve the offering of snowmobiles for rent or lease or the operation of a snowmobile course? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 68.3? Y ☐ N ☐

THRESHOLD: COMMUNITY NOISE EQUIVALENT LEVEL (CNEL)

1. a. Does the project involve the creation of a new or relocated land use? Y ☐ N ☒
   b. If yes, is the project consistent with the applicable plan area statement? Y ☐ N ☐

2. a. Is the project located within a transportation corridor as mapped on TRPA maps? Y ☐ N ☒
   b. If yes, does the project include components to reduce the transmission of noise from the corridor, in accordance with the TRPA Design Review Guidelines? Y ☐ N ☐

3. a. Does the project involve a use or activity for which TRPA has received a CNEL related noise complaint and for which TRPA has required remedial action in accordance with Chapter 68? Y ☐ N ☒
   b. If yes, is the project consistent with the remedial action plan? Y ☐ N ☐

CATEGORY: SCENIC RESOURCES

THRESHOLD: ROADWAY AND SHORELINE RATINGS

1. a. Is the project located within, or visible from, a roadway or shoreline unit targeted for scenic upgrading? Y ☐ N ☒
   b. If yes, is the project consistent with the TRPA Scenic Quality Implementation Program (SQUIP)? Y ☐ N ☐

2. a. Is the project located within, or visible from, a roadway or shoreline unit not targeted for scenic upgrading? Y ☐ N ☒
   b. If yes, is there evidence in the record that the project will not cause a significant decrease in scenic quality, and is the project consistent with the TRPA Design Review Guidelines? Y ☐ N ☐

CATEGORY: RECREATION

THRESHOLD: PRESERVE AND ENHANCE THE HIGH QUALITY RECREATION EXPERIENCE
INDICATOR: dispersed rec. capacity

1. a. Is the project located in a conservation or recreation plan area? Y ☒ N ☐
   b. If yes, is the project consistent with the applicable plan area statement? Y ☒ N ☐

THRESHOLD: ESTABLISH FAIR SHARE OF CAPACITY FOR OUTDOOR RECREATION AVAILABLE TO THE GENERAL PUBLIC
INDICATOR: PAOTs

1. a. Does the project require an allocation of PAOTs? Y ☒ N ☐
   b. If yes, is the recreational opportunity involved available to the public? Y ☒ N ☐

CATEGORY: CODE/RULES OF PROCEDURE REQUIREMENTS

1. Does the project require Governing Board Review (Chapter 2)? Y ☒ N ☐

5. Does the project require notice to adjacent property owners (Art. XII Rules of Procedure)? Y ☒ N ☐

6. Is the project consistent with the following:

Chapter 2	(Project Review)	N/A ☐	Y ☒	N ☐
Chapter 6	(Tracking-Data Sheets/Log Book)	N/A ☐	Y ☒	N ☐
Chapter 21	(Permissible Uses)	N/A ☐	Y ☒	N ☐
Chapter 22	(Temporary Uses)	N/A ☒	Y ☐	N ☐
Chapter 30	(Coverage)	N/A ☐	Y ☒	N ☐
Chapter 31	(Density)	N/A ☐	Y ☒	N ☐
Chapter 32	(Basic Service)	N/A ☐	Y ☒	N ☐
Chapter 33.3	(Grading)	N/A ☐	Y ☒	N ☐
Chapter 33.4	(Special Reports)	N/A ☐	Y ☒	N ☐
Chapter 33.5	(Construction Schedule)	N/A ☐	Y ☒	N ☐
Chapter 33.6	(Vegetation Protection)	N/A ☐	Y ☒	N ☐
Chapter 34	(Driveways)	N/A ☐	Y ☒	N ☐
Chapter 34	(Parking)	N/A ☐	Y ☒	N ☐
Chapter 35	(Natural Hazards-Floodplain)	N/A ☐	Y ☒	N ☐
Chapter 36	(Design Standards)	N/A ☐	Y ☒	N ☐
Chapter 37	(Height)	N/A ☐	Y ☒	N ☐
Chapter 38	(Signs)	N/A ☒	Y ☐	N ☐
Chapter 50	(Allocations)	N/A ☐	Y ☒	N ☐
Chapter 51	(Transfers)	N/A ☒	Y ☐	N ☐
Chapter 52	(Bonus Units-MFD only)	N/A ☒	Y ☐	N ☐
Chapter 53	(IPES)	N/A ☒	Y ☐	N ☐
Chapter 60	(BMP's)	N/A ☐	Y ☒	N ☐
Chapter 60.1	(Water Quality)	N/A ☐	Y ☒	N ☐
Chapter 60.2	(Water Quality Mitigation)	N/A ☐	Y ☒	N ☐
Chapter 61.1	(Tree Removal)	N/A ☐	Y ☒	N ☐
Chapter 61.3.6	(Sensitive Plants/Fire Hazard)	N/A ☐	Y ☒	N ☐
Chapter 61.4	(Revegetation)	N/A ☐	Y ☒	N ☐
Chapter 62	(Wildlife)	N/A ☐	Y ☒	N ☐
Chapter 63	(Fish)	N/A ☐	Y ☒	N ☐
Chapter 65.1	(Air Quality)	N/A ☐	Y ☒	N ☐
Chapter 65.2	(Traffic/Air Quality Mitigation)	N/A ☐	Y ☒	N ☐
Chapter 67	(Historic Resource)	N/A ☒	Y ☐	N ☐