TAHOE REGIONAL PLANNING AGENCY

TRPA
PO Box 5310
128 Market Street
Stateline, NV 89449

STAFF REPORT

Date: March 18, 2026

To: TRPA Governing Board

From: TRPA Staff

Subject: Middle Mile Broadband Underground Fiber Optic Cable Junction Point Facility, Tilson Technology Management Inc., 1128 Shakori Drive, Meyers, El Dorado County, California, Assessor's Parcel Number (APN) 035-182-004, TRPA File Number ERSP2025-0673

Summary and Staff Recommendation:
Staff recommend the Governing Board approve the Middle Mile Broadband Project. Tilson Technology Management Inc. is proposing the project to support improvements to broadband communications infrastructure.

Required Motions:
In order to approve the project, the Board must make the following motions, based on the staff report and evidence in the record:

1) A motion to approve the required findings, including a finding of no significant effect as shown in Attachment A.

2) A motion to approve the proposed project subject to the conditions contained in the attached draft permit as shown in Attachment B.

For the motions to pass, an affirmative vote of five members from the State of California and nine members overall is required.

Project Description/Background:
The Middle Mile Broadband Project is necessary to help meet the goals of California's Senate Bill 156 to bring equitable high-speed broadband service to homes, businesses and community institutions.
The applicant, Tilson Technology Management Inc. (on behalf of the California Middle-Mile Broadband Initiative), is proposing to construct an underground fiber optic cable junction point facility.

The project involves construction of a 245-square-foot, 10-foot-high building that will serve as a junction point for the broadband fiber optic cables. Additional improvements include a paved access drive, an emergency generator with an underground propane tank and a gravel defensible space area around the building. The facility will be unmanned and require only infrequent access for maintenance. There are no antennas or radio frequency emissions associated with this project.

The land capability of the 31,363 square foot parcel is Class 6, and the project will create 7,794 square feet of land coverage, which will be subject to a water quality mitigation fee. Water quality BMPs will be installed throughout the site to collect, convey and treat stormwater.
The site is currently used for snow storage and to store material and equipment associated with El Dorado County roadway maintenance activities. All materials and equipment will be removed as part of this project which will improve the aesthetic appearance of the site and improve water quality through revegetation and the implementation of BMPs. The surrounding land uses are light industrial and vacant US Forest Service lands located to the east.

Governing Board Review:
The project requires Governing Board approval because of an increase in land coverage associated with a public service project of more than 3,500 square feet. The project proposes 7,794 square feet of new land coverage which is subject to a water quality mitigation fee.

Environmental Review:
The applicant has prepared an Initial Environmental Checklist (IEC) to analyze potential environmental impacts caused by the project and TRPA staff completed a Project Review Conformance Checklist and V(g) Findings. Based on the IEC, Project Review and Conformance Checklist and V(g) Findings, and conditions in the draft permit, staff is recommending that a Finding of No Significant Effect be made for the proposed project. The IEC and V(g) Findings are provided as Attachments D and E, respectively.

Public Comment:
TRPA notified property owners within 300 feet of the project area that the Governing Board would review and consider approval of this project.

Regional Plan Compliance:
The project supports Policy 6.14 of the TRPA Transportation Element, which encourages the California Department of Transportation Middle-Mile Broadband Initiative to designate state highway facilities as broadband corridors. In addition, Policy PS-1.1 of the TRPA Goals and Policies states: “Public services and facilities should be allowed to upgrade and expand consistent with the land use element of the regional plan and federal, state, and local standards.” This project will enable the expansion of broadband within the Tahoe Region.

Contact Information:
For questions regarding this agenda item, please contact Paul Nielsen, Special Projects Manager, at (530) 318-6025 or pnielsen@TRPA.gov
To submit a written public comment, email publiccomment@trpa.gov with the appropriate agenda item in the subject line. Written comments received by 4 p.m. the day before a scheduled public meeting will be distributed and posted to the TRPA website before the meeting begins. TRPA does not guarantee written comments received after 4:00 p.m. the day before a meeting will be distributed and posted in time for the meeting.

Attachments:

A. Required Findings/Rationale
B. Draft Permit
C. Project Plans
D. Initial Environmental Checklist
E. V(g) Findings

Attachment A
Required Findings/Rationale

Required Findings: The following is a list of the required findings as set forth in Chapters 4, 21, and 50 of the TRPA Code of Ordinances. Following each finding, agency staff has summarized the evidence on which the finding can be made.

Chapter 4 – Required Findings:

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

The project is located within the Industrial Area of the Meyers Area Plan where transmission and receiving facilities are listed as a special use. Policy PS-1.1 of the Regional Plan supports the upgrade and expansion of public service facilities consistent with the Land Use Element of the Regional Plan. The project also supports Policy 6.14 of the TRPA Transportation Element, which encourages the California Department of Transportation Middle-Mile Broadband Initiative to designate state highway facilities as broadband corridors. There is no evidence that the proposed project will adversely effect the Land Use, Transportation, Conservation, Recreation, Scenic Quality, Public Service and Facilities, or Implementation sub-elements of the Regional Plan. The project, as conditioned, will not adversely affect the implementation of any applicable elements of the Regional Plan.

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

TRPA staff has completed the "Article V(g) Findings" in accordance with Section 4.4.2 of the TRPA Code of Ordinances and incorporates the checklist into this analysis. All responses contained in the project indicate compliance with the environmental threshold carrying capacities. In addition, the applicant has completed an Initial Environmental Checklist (IEC), which is hereby incorporated into this analysis. A copy of the completed checklist and IEC has been made available as part of the staff materials for the Governing Board meeting.

The project will create 7,794 square feet of new land coverage, which will be mitigated through payment of the required water quality mitigation fee and installation of water quality BMPs. The facility will be unmanned and will not generate additional vehicle trips. The structure is not visible from a designated scenic travel route. Therefore, the project will not cause any environmental threshold carrying capacity to be exceeded.

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

The project, as conditioned, will not have an adverse impact on applicable air and water quality standards for the Region. The project requires the installation of

water quality best management practices, revegetation of disturbed areas and will not result in the generation of additional daily vehicle trip ends.

Chapter 21 – Special Use Findings:

(a) The project, to which the use pertains, is of such a nature, scale, density, intensity and type to be an appropriate use for the parcel on which, and surrounding area in which, it will be located.

The nature of the proposed project is consistent with the public service uses permissible within the area plan and will help meet the goals of California's Senate Bill 156 to bring equitable high-speed broadband service to homes, businesses and community institutions. The project is located within an industrial area designated by the Meyers Area Plan.

(b) The project to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners.

The facility will not include lighting other than what is needed for onsite safety, which will be downward facing. No increase in noise levels will occur because of the project. The proposed project will not expose members of the public to hazardous materials and there are no residences near the facility. The project supports the expansion of broadband in the area that will help to protect public health, safety, and welfare through enhancements to communication infrastructure.

(c) The project, to which the use pertains, will not change the character of the neighborhood or detrimentally affect or alter the purpose of the applicable planning area statement, community plan and specific or master plan, as the case may be.

The communication facility will improve broadband service in the area and will not change the character of the neighborhood due to its height, color and location. There are no residences in the immediate area which is comprised of light industrial land uses. Policy PS-1.1 of the Regional Plan supports the upgrade and expansion of public service facilities consistent with the Land Use Element of the Regional Plan. The project also supports Policy 6.14 of the TRPA Transportation Element, which encourages the California Department of

Transportation Middle-Mile Broadband Initiative to designate state highway facilities as broadband corridors.

Chapter 50 – Additional Public Service Facility Findings:

(a) There is a need for the project.

The project supports implementation of California's Middle-Mile Broadband Initiative established by Senate Bill 156 to expand high-speed broadband infrastructure and improve connectivity for homes, businesses, and community institutions. Improved communications infrastructure is also beneficial to emergency preparedness. The facility must be located along the designated broadband corridor to maintain network connectivity..

(b) The project is consistent with the Goals and Policies, applicable plan area statements, and Code.

See rationale in Chapter 4 findings, above.

(c) The project is consistent with the TRPA Environmental Improvement Program.

The project will not affect implementation of the EIP and will not cause TRPA's environmental thresholds to be exceeded. The facility is not visible from a TRPA designated scenic threshold travel route and there are no existing or planned EIP projects in the immediate vicinity.

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

The project's service capacity will serve areas of existing development and will not result in an increase in traffic or growth inducing impacts.

Attachment B
Draft Permit

TAHOE REGIONAL PLANNING AGENCY

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

PERMIT

PROJECT DESCRIPTION:	Public Service – Middle Mile Broadband Facility	APN:	035-182-004
PERMITTEE(S):	Tilson Technology Management Inc.	FILE #:	ERSP2025-0673
COUNTY/ADDRESS:	El Dorado / 1128 Shakori Drive, Meyers		

APPROVAL: Having made the findings required by the Agency's ordinances and rules, the TRPA Governing Board approved the project on March 25, 2026, subject to the standard conditions of approval attached hereto (Attachment Q), and the special conditions found in this permit.

EXPIRATION: This permit shall expire on March 25, 2029**,** without further notice unless the construction has commenced prior to this date and is diligently pursued thereafter, as defined by the TRPA Code of Ordinances. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action, which delayed or rendered impossible the diligent pursuit of the permit. A TRPA approved construction schedule will be enacted at the passing of a pre-grade inspection and will supersede this permit expiration date. Review additional information regarding permit expiration and extensions in the TRPA Code of Ordinances section 2.2.4.

NO DEMOLITION, TREE REMOVAL, CONSTRUCTION, OR GRADING SHALL COMMENCE UNTIL:

(1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
(2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED, AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
(3) THE PERMITTEE OBTAINS A COUNTY/CITY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY/CITY BUILDING PERMIT. THE COUNTY/CITY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
(4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

TRPA Executive Director/Designee _____ Date _____

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s)_____ Date_____

PERMIT CONTINUED ON NEXT PAGE

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APN 035-182-004
FILE NO. ERSP2025-0673

Mitigation Fees & Securities

Water Quality Mitigation Fee (1):	Amount $14,496.84	Paid _____ Receipt No._____
Offsite Coverage Mitigation Fee (2):	Amount $_____	Paid _____ Receipt No._____
Security Posted (3):	Amount $_____ Type ___	Paid _____ Receipt No._____
Security Administrative Fee (4):	Amount $_____	Paid _____ Receipt No._____

Notes:
(1) See Special Condition 3.B, below
(2) See Special Condition 3.C, below
(3) See Special Condition 3.D, below
(4) See TRPA Filing Fee Schedule.

Required plans determined to be in conformance with approval: Date:_____

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date:

TRPA Executive Director/Designee	Date

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SPECIAL CONDITIONS

1. This permit authorizes the construction of a 245 square foot 10-foot-high building that will serve as a junction point for broadband fiber optic cables. Additional improvements include a paved access drive, an emergency generator with an underground propane tank and a gravel defensible space area will surround the building. The land capability of the 31,363 square foot parcel is Class 6 and the project will create 7,794 square feet of land coverage. No trees will be removed.

   All building materials, equipment and the storage container currently existing on site will be removed as a part of this project. Water quality BMPs will be installed throughout the site to collect, convey and treat stormwater. Excavation to a depth of 5 feet, 2 inches is authorized pursuant to the approved TRPA hydraulic soils investigation (See LCAP2025-0354).

   Upon completion of the project and passing a TRPA final inspection, the parcel will be issued a BMP Certificate.

2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.

3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:

   A. The site plan shall be revised to include:

i. Proposed amount of new off-site land coverage.

ii. A note indicating that all existing miscellaneous construction equipment and materials, including road base material, shall be removed upon completion of the project. All rock and fill placed around the base of trees shall also be removed to reestablish native grade.

iii. Placement locations for temporary erosion control and vegetation protection fencing to account for the additional temporary disturbance that will be required to restore the site after removal of the existing miscellaneous construction equipment and materials.

iv. Revegetation/mulch details for all areas to be restored that are currently occupied by building materials and equipment not associated with the proposed project.

B. The permittee shall submit a water quality mitigation fee of $14,496.84 based on the creation of 7,794 square feet of new land coverage assessed at a rate of $1.86 per square foot of new land coverage.

C. The permittee shall submit an offsite water quality mitigation fee based on the creation of new offsite land coverage assessed at a rate of $8.50 per square foot.

D. The security shall be determined upon the permittee's submittal of required Best Management Practices Plan(s) and related cost estimate(s). Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee. In no case shall this security be less than $5,000.00.

E. The permittee shall submit an electronic version of the final plan set for electronic stamping.

F. The permittee shall submit a project completion schedule which also indicates the site will be winterized by October 15th of each construction season.

4. The use of the site for the storage of equipment and materials is prohibited.

5. Use of the site for snow storage from adjacent properties is prohibited.

6. The construction of concrete washout facilities is prohibited unless approved in writing by the TRPA Environmental Specialist.

7. Photographs of all subsurface infiltration facilities shall be taken upon completion of installation and prior to backfilling and shall be made available to the TRPA Environmental Specialist upon request.

8. Temporary and permanent BMPs may be field-fit as appropriate by the TRPA inspector.

9. No grading or excavation shall be permitted outside of the approved areas of disturbance.

10. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.

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11. All exterior lighting shall be consistent with TRPA Code of Ordinances, Section 36.8, Exterior Lighting Standards.

12. Any normal construction activities creating noise in excess of the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.

13. Excavation exceeding five feet, two inches in depth is prohibited.

14. The permittee is responsible for insuring that the project, as built, does not exceed the approved land coverage figures shown on the site plan. The approved land coverage figures shall supersede scaled drawings when discrepancies occur.

15. This site shall be winterized in accordance with the provisions of Attachment R by October 15th of each construction season.

16. Grading is prohibited any time of the year during periods of precipitation and for the resulting period of time when the site is covered with snow, or is in a saturated, muddy, or unstable condition.

17. All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.

18. Any change to the project requires approval (except for TRPA exempt activities) of a TRPA plan revision permit prior to the changes being made to any element of the project (i.e. structural modifications, coverage, scenic, grading, BMPs, etc.). Failure to obtain prior approval for modifications may result in monetary penalties and removal of the unapproved elements.

19. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.

20. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board (including individual members), its Planning Commission (including individual members), its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, administrative appeal, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

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Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. TRPA will have the sole and exclusive control (including the right to be represented by attorneys of TRPA's choosing) over the defense of any claims against TRPA and over their settlement, compromise, or other disposition. The permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same. The permittee and its agent(s) agree that the indemnification obligations assumed under the permit shall survive expiration of the permit or completion of the project.

END OF PERMIT

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Attachment C
Project Plans

Attachment D
Initial Environmental Checklist

Attachment E
V(g) Findings

PROJECT REVIEW CONFORMANCE CHECKLIST & V (g) FINDINGS

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

Project Name: Middle Mile Boradband

Project Type: Public Service

APN / Project Number: 035-182-004, TRPA File Number ERSP2025-0673

Project Review Planner: Paul Nielsen Date of Review: March 5, 2026

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	☐