

**TRPA  
GOVERNING BOARD  
PACKETS**

**OCTOBER  
1983**

October 83

TAHOE REGIONAL PLANNING AGENCY  
NOTICE OF MEETINGS

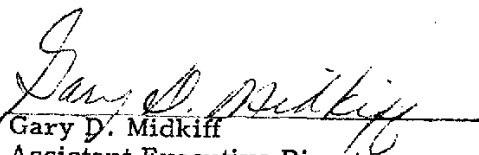
NOTICE IS HEREBY GIVEN that on October 26 and 27, 1983, commencing at 9:30 a.m. each day at the hearing room of the Tahoe Regional Planning Agency, located at 2155 South Avenue, South Lake Tahoe, California, the Governing Body of said agency will conduct its regular meeting. The agenda for said meeting is attached to and made a part of this notice.

NOTICE IS FURTHER GIVEN that on Wednesday, October 26, 1983, commencing at 12:00 noon at the same location, the Litigation Committee of said agency will meet to discuss a settlement agreement involving Harrah's parking garage project.

NOTICE IS FURTHER GIVEN that on Thursday, October 27, 1983, commencing at 8:30 a.m. in the same location, the Finance Committee of said agency will meet to discuss the Agency's budget and work program.

Date: October 7, 1983

By:

  
Gary D. Midkiff  
Assistant Executive Director

NOTE: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda.

TAHOE REGIONAL PLANNING AGENCY  
GOVERNING BODY

TRPA Office, 2155 South Avenue  
South Lake Tahoe, California

October 26, 1983 9:30 a.m.  
October 27, 1983 9:30 a.m.

NOTE: There will be a meeting of the Litigation Committee at 12:00 noon at the TRPA office on October 26, 1983. The purpose of said meeting is to discuss a settlement agreement involving Harrah's parking garage project.

There will be a meeting of the Finance Committee at 8:30 a.m. in the same location on Thursday, October 27, 1983, to discuss the Agency's budget and work program.

PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV PLANNING MATTERS
  - A. Certification of the *Environmental Impact Statement* for Amendments to the Regional Plan
  - B. Amendments to the Regional Plan
- V PUBLIC HEARING
  - Ordinance Adopting and Implementing the Amended Regional Plan
- VI ORDINANCE
  - First Reading of Ordinance Adopting and Implementing the Amended Regional Plan
- VII ADMINISTRATIVE MATTERS
  - A. Approval of FY 1982-83 Audit Report
  - B. Other
- VIII ENFORCEMENT - Show Cause Hearing
  - Lake Tahoe Cruises/Ski Run Marina, Noncompliance With Conditions of Approval, City of South Lake Tahoe
- IX REPORTS
  - A. Finance Committee
  - B. Litigation Committee

- C. Executive Session
- D. Executive Director Report
- E. Legal Counsel Report
- F. Governing Body Members
- G. Public Interest Comments

X RESOLUTIONS

Consideration of Amendments to Resolution 83-21 or Other Resolutions Related Thereto

XI PENDING MATTERS

XII ADJOURNMENT

Four of the members of the governing body from each State constitute a quorum for the transaction of the business of the agency. The voting procedures shall be as follows:

- (1) For adopting, amending or repealing environmental threshold carrying capacities, the regional plan, and ordinances, rules and regulations, and for granting variances from the ordinances, rules and regulations, the vote of at least four of the members of each State agreeing with the vote of at least four members of the other State shall be required to take action. If there is no vote of at least four of the members from one State agreeing with the vote of at least four of the members of the other State on the actions specified in this paragraph, an action of rejection shall be deemed to have been taken.
- (2) For approving a project, the affirmative vote of at least five members from the State in which the project is located and the affirmative vote of at least nine members of the governing body are required. If at least five members of the governing body from the State in which the project is located and at least nine members of the entire governing body do not vote in favor of the project, upon a motion for approval, an action of rejection shall be deemed to have been taken. A decision by the agency to approve a project shall be supported by a statement of findings, adopted by the agency, which indicates that the project complies with the regional plan and with applicable ordinances, rules and regulations of the agency.
- (3) For routine business and for directing the agency's staff on litigation and enforcement actions, at least eight members of the governing body must agree to take action. If at least eight votes in favor of such action are not cast, an action of rejection shall be deemed to have been taken.

DRAFT: October 7, 1983

TAHOE REGIONAL PLANNING AGENCY  
RESOLUTION NO. 83-

RESOLUTION CERTIFYING ENVIRONMENTAL IMPACT  
STATEMENT ON AMENDMENTS TO REGIONAL PLAN

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WHEREAS, the Tahoe Regional Planning Compact, as amended, sets forth in Article I findings with regard to Lake Tahoe's environment; and

WHEREAS, amendments to the regional plan of the Tahoe Regional Planning Agency are required to be adopted by Article V of the Compact; and

WHEREAS, prior to adoption of amendments to such regional plan, an environmental impact statement (EIS) must be prepared pursuant to Article VII of said Compact; and

WHEREAS, the EIS certified hereby is necessary and desirable to promote, and is reasonably related to, the public health, safety and general welfare of the Lake Tahoe Region; and

WHEREAS, the EIS was prepared utilizing a systematic, interdisciplinary approach and all available resources and information; and

WHEREAS, the EIS was prepared, considered, circulated, certified and otherwise processed, reviewed and approved by the TRPA in accordance with the substantive and procedural provisions of Article VII of the Compact and the applicable provisions of TRPA's Rules and Regulations of Practice and Procedure. Without limiting the generality of the foregoing, the Governing Body further finds that said EIS contained, among other things, the following information required by Article VII(a)(2) of the Compact: (a) the significant environmental impacts of the proposed amendments to said plan; (b) any significant adverse environmental effects, which cannot be avoided should said amendments be implemented; (c) alternatives to the proposed plan amendments, the number, description and types of which are hereby found to be appropriate and adequate for purposes of said Article VII of the Compact, which alternatives included, but were not limited to, the regional plan of the TRPA presently in effect; (d) mitigation measures which must be implemented to assure meeting standards of the Lake Tahoe region; (e) the relationship between local short-term use of man's environment and the maintenance and enhancement of long-term productivity; (f) any significant irreversible and irretrievable commitments of resources which would be involved in the proposed amendments, should they be implemented; and (g) the growth-inducing impact of the proposed amendments. The Governing Body further finds that said EIS adequately addressed the proposed amendments to TRPA's regional plan and provided the Governing Body substantial, detailed information and a proper disclosure, upon which it could base a reasoned, sufficient and deliberate review and evaluation of the environmental impacts and commitments of said plan amendments, as well as the various alternatives thereto set forth in said EIS; and

WHEREAS, the EIS was duly circulated to and reviewed by the public and interested public and private agencies and organizations, and was the subject of duly-noticed public hearings and other public meetings; and

WHEREAS, the EIS complies in all respects with the Tahoe Regional Planning Compact and the regional plan, ordinances, rules, regulations and policies of the TRPA, and is necessary to effectuate and implement same; and

WHEREAS, the EIS provides a reasonable and sufficient basis upon which the Governing Body can be informed of and review the potential environmental impacts and commitments of the proposed regional plan and its alternatives; and

WHEREAS, there is substantial evidence in the record upon which to base the foregoing findings;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body hereby certifies the environmental impact statement of the proposed amendments to the regional plan.

PASSED and ADOPTED this \_\_\_\_\_ day of October, nineteen hundred and eighty-three by the Governing Body of the Tahoe Regional Planning Agency by the following vote:

Ayes:

Nays:

Abstain:

Absent:

\_\_\_\_\_  
James S. Reed, Chairman  
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY

ORDINANCE NO. 83-

AN ORDINANCE RELATING TO THE REGIONAL PLAN OF THE TAHOE REGIONAL PLANNING AGENCY; PRESCRIBING AMENDMENTS TO SAID REGIONAL PLAN, AS AMENDED TO DATE, PURSUANT TO ARTICLE V(c) OF THE TAHOE REGIONAL PLANNING COMPACT, AS AMENDED, SO THAT, AT A MINIMUM, THE PLAN AND ALL OF ITS ELEMENTS, AS IMPLEMENTED THROUGH AGENCY ORDINANCES, RULES AND REGULATIONS, ACHIEVES AND MAINTAINS THE ADOPTED ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES; MAKING FINDINGS REGARDING THE BACKGROUND FOR AND BASES OF THE AMENDMENTS TO SAID REGIONAL PLAN ADOPTED HEREBY; PRESCRIBING SPECIFIC WRITTEN FINDINGS PURSUANT TO ARTICLE V(g) OF SAID COMPACT ASSURING THAT APPROVAL OF A PROJECT WILL NOT ADVERSELY AFFECT IMPLEMENTATION OF THE REGIONAL PLAN, AS AMENDED HEREBY, AND NOT CAUSE THE ADOPTED ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES OF THE REGION TO BE EXCEEDED; PRESCRIBING PROCEDURES FOR REVIEW OF APPLICATIONS FOR PROJECTS ON FILE PRIOR TO THE ADOPTION OF THIS ORDINANCE; REQUIRING PLAN ENFORCEMENT AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

The Governing Body of the Tahoe Regional Planning Agency ("TRPA") does ordain as follows:

Section 1.00 Findings

- 1.10 On December 19, 1980, the Tahoe Regional Planning Compact ("Compact") was amended, requiring, among other things, that the TRPA adopt environmental threshold carrying capacities for the Lake Tahoe region. The Compact further provided that, within one (1) year after the adoption of the environmental threshold carrying capacities, the TRPA shall amend its regional plan so that, at a minimum, the plan and all of its elements, as implemented through agency ordinances, rules and regulations, achieves and maintains the adopted environmental threshold carrying capacities.
- 1.11 The Compact finds, among other things, that: (a) the waters of Lake Tahoe and other resources of the Lake Tahoe region are threatened with deterioration or degeneration, which endangers the natural beauty and economic productivity of the region; (b) the public and private interests and investments in the region are substantial; (c) the region exhibits unique environmental and ecological values which are irreplaceable; (d) said region is experiencing problems of resource use and deficiencies of environmental control; (e) increasing urbanization is threatening the ecological values of the region and threatening the public opportunities for use of the public lands; (f) maintenance of the social and economic health of the region depends on maintaining the significant scenic, recreational, educational, scientific, natural and public health values provided by said region; (g) there is a public interest in protecting, preserving and enhancing such values for the residents of the region and for visitors to the

region; (h) in order to preserve the scenic beauty and outdoor recreational opportunities of said region, there is a need to insure an equilibrium between said region's natural endowment and its manmade environment; and (i) it is imperative that there be established a TRPA with powers, among others, to establish environmental threshold carrying capacities and adopt and enforce a regional plan and implementing ordinances which will achieve and maintain such capacities while providing opportunities for orderly growth and development consistent with such capacities.

- 1.12 On August 26, 1982 the TRPA Governing Body unanimously approved TRPA Resolution No. 82-11, adopting environmental threshold carrying capacities for the Lake Tahoe region pursuant to Article V(b) of the Compact. Said carrying capacities were adopted subsequent to consideration by the TRPA Governing Body of an environmental impact statement, including response to comments, thereon, a lengthy, detailed study report, and oral testimony and documentary evidence received at public hearings concerning said carrying capacities.
- 1.13 Prior to the adoption of this ordinance, both the TRPA Governing Body and Advisory Planning Commission ("APC") conducted duly-noticed public hearings in accordance with Article V(a) of the Compact, at which hearings considerable oral testimony and documentary evidence concerning the proposed amendments to TRPA's regional plan were received and considered by the Governing Body and APC, respectively. In addition to said formal public hearings, the TRPA Governing Body and staff conducted numerous public meetings and forums in various locations within the States of California and Nevada, at which meetings and forums the proposed amendments were discussed. The provisions of this ordinance, themselves, were also the subject of a duly-noticed public hearing before the Governing Body as required by TRPA's Rules and Regulations of Practice and Procedure.
- 1.14 As required by Article V(c) of the Compact, the amendments to TRPA's regional plan adopted by this ordinance, including all the elements thereof, as to be implemented through agency ordinances, rules and regulations, at a minimum will achieve and maintain the adopted environmental threshold carrying capacities, while providing opportunities for orderly growth and development consistent with such capacities. Each element of the regional plan, as amended hereby, contains implementation provisions and time schedules for such implementation by ordinance.
- 1.15 As further required by said Article V(c), the TRPA regional plan, as amended by this ordinance, consists of a single, enforceable plan and includes correlated elements consisting of a land use plan, a transportation plan, a conservation plan, a recreation plan, and a public services and facilities plan, each of which plans sets forth the material required by, and otherwise complies with, said Article V(c) of the Compact.
- 1.16 As required by Article V(d) of the Compact, the TRPA regional plan, as amended by this ordinance, provides for the attaining and maintaining of federal, state or local air and water quality standards, whichever



are strictest, in the respective portions of the Lake Tahoe region for which such standards are applicable. To the extent said plan, as amended, imposes air or water quality standards or control measures more stringent than the applicable state implementation plan or applicable federal, state or local standards for the Lake Tahoe region, the TRPA Governing Body finds that such additional standards or control measures are necessary to achieve the purposes of the Compact. Each element of said regional plan, as amended hereby, where applicable, identifies the means and time schedule by which air and water quality standards will be attained.

- 1.17 The provisions of this ordinance prescribing specific written findings pursuant to Article V(g) of the Compact relate to environmental protection and insure that the project under review will not adversely affect implementation of TRPA's regional plan, as amended, and will not cause the environmental threshold carrying capacities of the Lake Tahoe region to be exceeded.
- 1.18 This ordinance is necessary and desirable to promote, and is reasonably related to, a legitimate governmental interest, consisting of the public health, safety, general welfare, and environment of the Lake Tahoe region. In addition to the specific findings of compliance set forth hereinabove, this ordinance complies in all respects, procedural and substantive, with the Compact and is necessary to effectuate and implement the same.
- 1.19 The amendments to TRPA's regional plan, adopted by this ordinance, were the subject of an environmental impact statement ("EIS"), which was otherwise processed, reviewed and approved by the TRPA in accordance with the substantive and procedural provisions of Article VII of the Compact and the applicable provisions of TRPA's Rules and Regulations of Practice and Procedure. Without limiting the generality of the foregoing, the Governing Body further finds that said EIS contained the following information required by Article VII(a)(2) of the Compact: (a) the significant environmental impacts of the proposed amendments to said plan; (b) any significant adverse environmental effects, which cannot be avoided should said amendments be implemented; (c) alternatives to the proposed plan amendments, the number, description and types of which are hereby found to be appropriate and adequate for purposes of said Article VII of the Compact; (d) mitigation measures which must be implemented to assure meeting the standards of the Lake Tahoe region; (e) the relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity; (f) any significant irreversible and irretrievable commitments of resources which would be involved in the proposed amendments, should they be implemented; and (g) the growth-inducing impact of the proposed amendments. The Governing Body further finds that said EIS adequately addressed the amendments to TRPA's regional plan, adopted by this ordinance, and provided the Governing Body substantial, detailed information and a proper disclosure, upon which it could base a reasoned, sufficient and deliberate review and evaluation of the environmental impacts and commitments of said plan amendments adopted hereby, as will the

various alternatives thereto set forth in said EIS. The Governing Body further finds that, prior to adopting this ordinance, the Governing Body complied with the findings requirements of Article VII(d) of the Compact, a separate written finding having been made for each significant effect identified in said EIS as resulting from the amendments to the regional plan adopted hereby. The Governing Body further finds that said written findings pursuant to Article VII(d) are supported by substantial evidence in the record.

- 1.20 The TRPA Governing Body has received and considered the recommendations of the APC with respect to the amendments to TRPA's regional plan adopted by this ordinance, which recommendations were formulated after lengthy APC hearings and deliberations.
- 1.21 Any changes or alterations in the draft amendments to the regional plan made by the Governing Body subsequent to the noticed public hearings upon said amendments conducted by the Governing Body and APC are hereby declared insubstantial and thus not requiring a further noticed, public hearing pursuant to Article V of the Compact.
- 1.22 The administrative record for purposes of consideration and adoption of this ordinance is hereby declared to include, but not be limited to: all documents adopted hereby as comprising the amendments to TRPA's regional plan; the environmental impact statement, including response to comments, and documents incorporated therein, prepared with respect to said amendments; all reports or studies received, prepared or authorized by the TRPA with respect to said amendments, including, but not limited to, the report of the Urban Land Institute; TRPA Resolution No. 82-11, adopting environmental threshold carrying capacities; the environmental impact statement and documents incorporated therein, prepared with respect to said environmental threshold carrying capacities; the Study Report prepared with respect to said environmental threshold carrying capacities; the TRPA Lake Tahoe Region Water Quality Management Plan, including all documents incorporated therein and supplemental thereto; the environmental impact statement and documents incorporated therein and supplemental thereto, prepared with respect to said water quality management plan; the Findings and Declarations contained in Article I of the Compact; all oral testimony and documentary evidence received or noticed by the TRPA Governing Body or APC relating to all of the foregoing; and the minutes and transcripts of the TRPA Governing Body and APC relating or referring to preparation, consideration, or adoption of the amendments to TRPA's regional plan and the environmental threshold carrying capacities upon which such amendments are based.
- 1.23 The Governing Body incorporates herein, as though fully set forth, the findings and provisions of TRPA Resolution No. 82-11, adopting environmental threshold carrying capacities for the Lake Tahoe region.
- 1.24 The TRPA Governing Body acknowledges the existence of the Santini-Burton Act (P.L. 96-586, 94 Stat. 3381) and the Tahoe Area Land Acquisition Commission ("TALAC"), created by Chapter 833 of the Statutes of 1980 of the State of California. TRPA recognizes said

federal and state programs as separate and distinct from TRPA, an entity having no power of eminent domain, vested exclusively with authority to regionally plan and zone for the use of property pursuant to the police power. While TRPA, including its regional plan and ordinances, and said land-acquisition programs are legally and operationally separate and distinct, TRPA recognizes that substantial acquisition of land through said independent programs may affect the environment of the Lake Tahoe region to some degree. As a result, it is the present intent of the TRPA Governing Body five (5) years from the date hereof to reexamine the provisions of the amendments to the regional plan, adopted by this ordinance, in view of the effect, if any, upon said region resulting from said acquisition programs and take whatever action it then deems appropriate with respect to its amended regional plan adopted hereby. Said intent to reexamine the provisions of said amendments is not to be construed as a suggestion or advocacy by TRPA that the governmental entities administering said programs, or any other governmental entity, purchase or otherwise acquire any real property situated within the Lake Tahoe region.

- 1.25 The land-use regulatory provisions of the amendments to the regional plan, adopted by this ordinance, turn upon the provision of a reasonable, beneficial use of land under all the circumstances within the Lake Tahoe region, including, but not limited to, the circumstances identified in Article I of the Compact. The goals of such regulatory provisions comply with the intent and purpose of the Compact, including, but not limited to, the protection of the quality of the water of Lake Tahoe. It is not the intent of the amendments to the regional plan adopted hereby to reduce the value of real property in the Lake Tahoe region, the desire being that the value thereof remain as that of property subject to a reasonable, beneficial use pursuant to the regulations set forth in said amendment.
- 1.26 The TRPA Governing Body, by the adoption of this ordinance, does not intend, and the amendments to TRPA's regional plan adopted hereby shall not be construed as authorizing TRPA, to exercise its regulatory power to grant or deny a permit in a manner which shall take or damage private property for public use without payment of just compensation or due process of law. Nothing in said amendments is intended to increase or decrease the rights of any property owner under the Constitutions of the United States, the State of California, or the State of Nevada.
- 1.27 It is the intent of the TRPA Governing Body, by the adoption of this ordinance, to replace the TRPA regional plan heretofore in effect, including, but not limited to, the regional plan of the California Tahoe Regional Planning Agency otherwise applicable to the portion of the Lake Tahoe Region located in the State of California pursuant to Article V(e) of the Compact with the amendments to said TRPA regional plan adopted hereby, which amendments shall apply to the Lake Tahoe region, as a whole, as the exclusive regional plan of the TRPA.
- 1.28 Each of the foregoing findings is supported by substantial evidence in the record.

Section 2.00 Adoption of Amendments to the Regional Plan

The regional plan of the TRPA, as amended to date, is hereby further amended to consist exclusively of the following documents, each of which is incorporated herein by this reference as though fully set forth:

2.10 Goals and Policies Plan Documents

Regional Plan for the Lake Tahoe Basin, Part I,  
Goals and Policies, October \_\_\_\_\_, 1983

2.20 Planning Area Statements

Attachments A and B of Regional Plan for the Lake Tahoe Basin,  
Part I, Goals and Policies, October \_\_\_\_\_, 1983

2.30 Regional Plan Maps

- A. Plan Area Maps at scales of 1" = 400' and 1" = 2000' that depict the physical boundaries of each of 175 planning areas.
- B. Land Capability and Stream Environment Zone Maps at scales of 1" = 400' and 1" = 2000' that depict the physical boundaries of land capability districts including stream environment zones.
- C. Shorezone Capability and Pierhead Line Maps at a scale of 1" = 400' that depict the boundaries of shorezone tolerance districts and the pierhead line.
- D. Special Interest Species and Sensitive/Uncommon Plant Maps at scales of 1" = 400' and 1" = 2000' that depict the location of special interest species, sensitive plants, and uncommon plant communities.
- E. Prime Fish Habitat Maps at a scale of 1" = 2000' that depict the location of excellent, good, and marginal habitat in the littoral zone of Lake Tahoe.
- F. Stream Ranking Maps at a scale of 1" = 2000' that depict the location of excellent, good, and marginal habitat in the streams of the Lake Tahoe Basin.
- G. Historical Site Maps that depict the locations of historical sites in the Lake Tahoe Basin.

2.40 Reference Documents

- A. Bailey, R.G. 1974. Land Capability Classification of the Lake Tahoe Basin.
- B. Tahoe Regional Planning Agency. 1983. Environmental Impact Statement for the Establishment of Environmental Threshold Carrying Capacities.

- C. Tahoe Regional Planning Agency. 1982. Study Report for the Establishment of Environmental Threshold Carrying Capacities.
- D. Tahoe Regional Planning Agency. 1982. Environmental Impact Statement for the Establishment of Environmental Threshold Carrying Capacities.
- E. Tahoe Regional Planning Agency. 1982. Air Quality Plan for the Lake Tahoe Basin.
- F. Tahoe Regional Planning Agency. 1981. Lake Tahoe Basin Water Quality Management Plan -- Draft Environmental Impact Statement.
- G. Tahoe Regional Planning Agency. 1978. Natural Hazards of the Lake Tahoe Basin, California-Nevada.
- H. Tahoe Regional Planning Agency. 1977. Lake Tahoe Basin Water Quality Management Plan, Volume III.
- I. Tahoe Regional Planning Agency. 1973. Shorezone Plan for Lake Tahoe.

Section 3.00 Article V(g) Findings for Project Review  
Pending Adoption of TRPA Code

- 3.10 Pursuant to Article V(g) of the Compact, TRPA shall make the following specific, written findings prior to approving any project in the region referred to in Sections 4.00 and 5.00 of this ordinance:
- 1) The subject activity is a project as prescribed in TRPA ordinances, therefore requiring TRPA review and approval.
  - 2) The project, including compliance with the conditions of approval, is consistent with the TRPA Regional Plan and all of its elements as amended pursuant to Article V(c) of the Tahoe Regional Planning Compact.
  - 3) The project complies with the applicable standards and regulations set forth in the implementing ordinances for the TRPA Regional Plan.
  - 4) The project complies with the TRPA Rules and Regulations of Practice and Procedure.
  - 5) The project, including compliance with the conditions of approval, will not have a significant individual or cumulative impact on the environment.
  - 6) All feasible measures mitigating adverse environmental impacts have been included in the project, and there are no economically feasible alternatives which would have less adverse environmental impact.

- 7) The establishment, maintenance and operation of the proposed construction, use or activity is not detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such construction, use or activity.
- 8) The proposed construction, use or activity is not detrimental or injurious to the general welfare of the region.
- 9) The project will not cause the adopted environmental threshold carrying capacities of the region to be exceeded since the individual or cumulative impacts resulting from the project will not:
  - a. Increase the loading of dissolved phosphorus, iron and other algal nutrients into the waters of Lake Tahoe;
  - b. Increase the loading of dissolved inorganic nitrogen from surface runoff into the waters of Lake Tahoe;
  - c. Exceed the limitations on impervious cover set forth in the Land Capability Classification of the Lake Tahoe Basin, California-Nevada, a Guide for Planning, Bailey, 1974;
  - d. Result in disturbance within a naturally functioning stream environment zone;
  - e. Increase existing carbon monoxide concentrations within the Tahoe Basin;
  - f. Increase traffic volumes on the U.S. Highway 50 corridor;
  - g. Increase existing ozone concentrations within the Tahoe Basin;
  - h. Increase existing particulate concentrations within the Tahoe Basin;
  - i. Increase the transport of nitrates into the Tahoe Basin;
  - j. Increase vehicle miles of travel in the Tahoe Basin;
  - k. Increase fumes from diesel engines within the Tahoe Basin;
  - l. Result in the removal of native vegetation in amounts inconsistent with the limits defined in the Land Capability Classification of the Lake Tahoe Basin, California-Nevada, A Guide for Planning, Bailey, 1974, for allowable impervious cover and permanent site disturbance;
  - m. Affect significant wildlife habitat;
  - n. Affect prime fish habitat in Lake Tahoe;