

**TRPA
GOVERNING BOARD
PACKETS**

**AUGUST
1987**

August 1987 GB

TAHOE REGIONAL PLANNING AGENCY
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on August 26 and 27, 1987, commencing at 10:30 a.m. on the 26th and at 9:30 a.m. on the 27th, at the TRPA office, 195 U.S. Highway 50, Round Hill, Zephyr Cove, Nevada, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The official agenda is attached hereto and made a part of this notice.

NOTICE IS FURTHER GIVEN that on August 26, 1987, during the lunch recess, the Rules Committee will meet to discuss the revision of the Agency's Rules of Procedure, the Administrative and Fiscal Procedures Manual, and enforcement procedures.

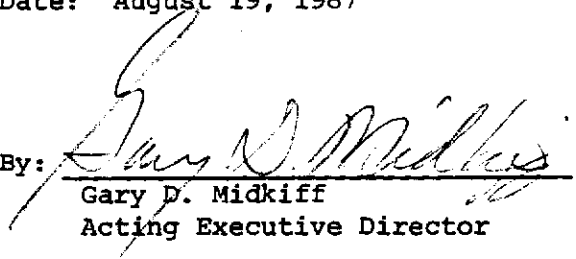
NOTICE IS FURTHER GIVEN that on August 27, 1987, at 8:30 a.m. in the same location, the Personnel Committee will meet in open and in closed session to review and make recommendations on the Executive Director and Legal Counsel salaries.

NOTICE IS FURTHER GIVEN that on August 27, 1987, at 9:00 a.m., in the same location, the Finance Committee of said agency will meet to discuss the following: 1) receipt of the July financial statement and 2) status of budget requests from the States of Nevada and California.

NOTICE IS FURTHER GIVEN that on August 27, 1987, at 9:00 a.m. in the same location, the Legal Committee will meet in open and closed sessions to confer with counsel on 1) Kelly v. TRPA (District of Nevada and Ninth Judicial District of Nevada); and 2) Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern District of California and District of Nevada). The Committee will meet in open session on 1) Leroy Land v. TRPA (Bitterbrush settlement); and 2) treatment of existing multi-residential and nonresidential building foundations without current TRPA approval.

Date: August 19, 1987

By:


Gary D. Midkiff
Acting 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.

The Governing Board members will attend an informal breakfast at the Governor's Mansion in Carson City, Nevada, at 8:30 a.m. on Wednesday, August 26, 1987.

The Nevada Tahoe Regional Planning Agency will meet in the TRPA Board room at the conclusion of the TRPA Governing Board's Wednesday session, August 26, 1987.

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

TRPA Office 195 U.S. Highway 50
Zephyr Cove, Round Hill, Nevada

August 26, 1987 10:30 a.m.
August 27, 1987 9:30 a.m.

OFFICIAL AGENDA

I PLEDGE OF ALLEGIANCE

II ROLL CALL AND DETERMINATION OF QUORUM

III APPROVAL OF MINUTES

IV APPROVAL OF AGENDA

V CONSENT CALENDAR (see third to last page)

VI PROJECT REVIEW

- A. Glenbrook Co./Robert Curiel, New Single Family Dwelling in the Shorezone, Glenbrook, Douglas County APN 01-070-16 (continued from July)
- B. Glenbrook Co./Robert Curiel, New Single Family Dwelling in the Shorezone, Glenbrook, Douglas County APN 01-070-17 (continued from July)
- C. City of South Lake Tahoe, Modification of a Condition of Approval, Upper Lake Parkway (Upper Loop Road)
- D. Continuation of American Eagle Commercial Air Service to Lake Tahoe Airport After Curfew (8:00 p.m.)
- E. Delegation of Authority to Executive Director to Review and Approve Boundary Line Adjustments for the City of South Lake Tahoe, APN 31-061-10/31-111-01 and 23-681-03/04

VII PUBLIC HEARINGS

- A. To Consider An Ordinance Adopting Amendments to Chapters 2, 4, 11, 12, 20, 22, 33, 34, 37, 50, 51, 52, 53, 54, 55, 82 and 93 of the Code of Ordinances
- B. To Consider An Ordinance Adopting Minor Editorial Revisions and Other Amendments to the Plan Area Statements to Make Them Consistent with the Code of Ordinances, Specifically Chapters 13, 18, 21, and 51
- C. To Consider An Ordinance Revising the Scale of the TRPA Scenic Units Map, Historic Resources Map, Prime Fish Habitat Map and Transportation Noise Corridors Map and to Incorporate Them Into the TRPA Regional Plan Map Overlay System

VIII ORDINANCE ADOPTION

- A. An Ordinance Adopting Amendments to Chapters 2, 4, 11, 12, 20, 22, 33, 34, 37, 50, 51, 52, 53, 54, 55, 82 and 93 of the Code of Ordinances
- B. An Ordinance Adopting Minor Editorial Revisions and Other Amendments to the Plan Area Statements to Make Them Consistent with the Code of Ordinances, Specifically Chapters 13, 18, 21, and 51
- C. An Ordinance Revising the Scale of the TRPA Scenic Units Map, Historic Resources Map, Prime Fish Habitat Map and Transportation Noise Corridors Map and to Incorporate Them Into the TRPA Regional Plan Map Overlay System

IX PLANNING MATTERS

- A. Approval of a Resolution on Air Quality Attainment Strategies and Policies

X LITIGATION

- A. Legal Committee Report and Board Action, If Necessary, on the Following:
 - 1. Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern District of California and District of Nevada)
 - 2. Kelly v. TRPA (District of Nevada and Ninth Judicial District of Nevada)
- B. Closed Session to Confer on the Following:
 - 1. Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern District of California and District of Nevada)
 - 2. Kelly v. TRPA (District of Nevada and Ninth Judicial District of Nevada)

XI ADMINISTRATIVE MATTERS

- A. Appointment of California Lay Member to the Advisory Planning Commission
- B. Appointment of Committee To Update Criteria for Ski Area Master Plans

XII REPORTS

- A. Finance Committee Report and Board Action on Recommendations
 - 1. Discussion and Possible Amendment of Budget Requests for FY 1987-89
 - 2. Receipt of the July Financial Statement
 - 3. Status of Current Year Funding from States and Counties

B. Rules Committee Report and Board Action on Recommendations

1. Report and Recommendation by Rules Committee on Adoption of Articles of the Rules of Procedure Relating to Notice, Appeals, Compliance Procedures, and Repeal of Article IX (CTRPA Regulations)
2. Public Hearing on Articles of the Proposed Rules of Procedure Relating to Notice, Appeals, Compliance Procedures, and Repeal of Article IX (CTRPA Regulations)
3. Approval of Resolution Adopting Articles of the Rules of Procedure Relating to Notice, Appeals, Compliance Procedures, and Repeal of Article IX (CTRPA Regulations)

C. Personnel Committee Report and Board Action on Recommendation on Executive Director and Legal Counsel Salaries

D. Executive Director

1. Status Report on Projects Approved at Staff Level
2. Other

D. Agency Counsel

E. Governing Board Members

XIII PUBLIC INTEREST COMMENTS

XIV ADJOURNMENT

CONSENT CALENDAR

<u>Item</u>	<u>Recommended Action</u>
1. Tahoe Biltmore, Emergency Fire Exit Stairway Washoe County APN 123-052-04	Approval With Findings and Conditions
2. Tahoe Valley Campground, Accessory Office Building, El Dorado County APN 23-080-05, -07, and -08	Approval With Findings and Conditions
3. Fallen Leaf Lake Mutual Water Company, New Water Storage Tank, El Dorado County APN 21-331-08, -13, and -21	Approval With Findings and Conditions
4. City of South Lake Tahoe, Harvest Plan (Substantial Tree Removal), El Dorado County APN 27-010-37, 25-010-40 and -51, 25-040-09, 25-051-15, 25-360-13 and -18, 27-180-14	Approval With Findings and Conditions

(Consent Calendar - continued)

<u>Item</u>	<u>Recommended Action</u>
5. Incline Village GID, Sewer Pump Station #8 Overflow Bypass, Sewer Line, Washoe County APN 127-040-07, 131-280-05	Approval With Findings and Conditions
6. Skyland Water Company, Water Main Extension, Cross Loop, APN 560-300-00/87-2, Cross Loop Three Lines to Increase Fire Fighting Capability	Approval With Findings and Conditions
7. Agate Bay Properties, Inc./John Hassenplug, New Single Family Dwelling With Basement, Placer County APN 116-090-02	Approval With Findings and Conditions
8. Charles and Jill Hamilton, New Single Family Dwelling in Shorezone, City of South Lake Tahoe, El Dorado County APN 22-381-16	Approval With Findings and Conditions
Successful Land Capability Challenges:	Approval With Findings and Conditions
9. Robert Larson, 5771 Victoria, Agate Bay, Placer County APN 116-090-16	
10. John Ladner, 5701 Victoria, Agate Bay, Placer County APN 116-110-50	
11. William Martin, 547 Fairview, Incline Village, Washoe County APN 131-211-20	

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 procedure 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.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: Tahoe Biltmore - Emergency Fire Exit Stairway

Application Type: Gaming

Applicant: Tahoe Biltmore, Inc.

Applicant Representative: Sheehan - Von Woert, Architects

Location: #5, Highway 28, Crystal Bay, Nevada

Assessor's Parcel Number: 123-053-02, 123-052-02/03/04, and 123-042-02/07

Project Description: The project involves the construction of a 9' x 20' x 51' high enclosed exterior stairway and a 9'x 20' interior stairway to meet fire code requirements. The interior stairway does not involve any exterior modifications and is therefore exempt from Agency review under the TRPA Compact. The exterior stairway, however, does involve an exterior modification and is subject to Agency review. The attached site plan and building elevation delineate the proposed modifications. The estimated construction cost of the project is \$78,320 (exterior stairway only).

Site Description: The project area, as defined in Section 20.3.D.(1) of the TRPA Code is located along State Highway 28 in Crystal Bay, Nevada and consists of six (6) parcels, including the Tahoe Biltmore Casino/Lodge, parking facilities, cottage buildings, and other related structures. The existing lodge contains 51 hotel rooms and the cottage buildings contain 44 rental units. The existing parking facilities provide for approximately 526 parking spaces.

Review Per Code:

Chapter 4 - Project Review	Chapter 5 - Environmental Documentation
Chapter 6 - Findings	Chapter 10 - Structures Housing Gaming (Interim Rules Section)
Chapter 13 - Plan Area Statements	Chapter 20 - Land Coverage
Chapter 18 - Permissible Uses	Chapter 22 - Height Standards
Chapter 21 - Density	Chapter 24 - Parking Standards (Interim Rules - Section 4.20)
Chapter 23 - Noise Limitations	Chapter 32 - Regional Plan and Threshold Review
Chapter 25 - BMP Requirements	Chapter 62 - Grading and Construction Schedules
Chapter 27 - Basic Service Requirements	Chapter 65 - Vegetation Protection
Chapter 38 - Tracking, Accounting, and Banking	
Chapter 64 - Grading Schedules	
Chapter 81 - Water Quality Control	

8-11-87
JW:sd

CONSENT CALENDAR ITEM 1.

Environmental Documentation:

The applicant has completed an Initial Environmental Checklist in order to assess the potential environmental impacts of the project. No significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment (see attached checklist).

Staff Analysis:

A. Project/Background:

The North Lake Tahoe Fire Protection District is requiring the applicant to provide the two emergency exit stairways as proposed in order to eliminate the existing dead end corridors and to comply with fire codes. The Nevada Tahoe Regional Planning Agency (NTRPA) Governing Board approved the subject project on June 17, 1987.

B. Plan Area Statement:

The project is located within Plan Area Statement 032, North Stateline Casino Core. The Land Use Classification is Tourist and the Management Strategy is Redirection. Non-restricted gaming facilities are an allowed use within this Plan Area. Agency staff has reviewed the subject Plan Area Statement and has identified the following items as being applicable to the project. Following each item is a brief statement addressing consistency.

1. Planning Statement:

This area should continue as a gaming area with an emphasis on rehabilitation. The proposed project will provide required emergency exiting from the gaming and hotel areas of an existing casino and is designed to harmonize with the existing building architecture.

2. Planning Considerations:

Gaming expansion limitations in the Compact must be considered. The proposed stairways will reduce the existing gaming area by approximately 351 square feet. The NTRPA Governing Board approved the project based on its determination that the proposed exterior stairway does not constitute an increase in cubic volume and is therefore consistent with the provisions of the Compact.

There is a high percentage of land coverage and disturbance. The applicant will be required to mitigate the existing excess land coverage within the project area and no new coverage will be created as a result of the project..

Scenic Roadway Units 20 and 21 are within this Plan Area and are targeted for restoration as required by the scenic threshold. The proposed exterior stairway has been designed to harmonize with the existing building architecture and the proposed structure height will be approximately 20 feet below the existing roof ridgeline. No significant visual or scenic impacts are anticipated as a result of the project.

C. Land Capability District/Land Coverage:

1. Land Capability District (s):

The land capability of the project area is primarily class 4 with a relatively small area of class 1a. The total project area is approximately 258,434 square feet (5.9 acres).

2. Existing Coverage:

Buildings	61,245 square feet
Pavement/Walkways	171,372 square feet
Total	232,617 square feet (90%)

3. Proposed Coverage:

Buildings	61,245 square feet
Paving/Walkways	171,372 square feet
Total	232,617 square feet (90%)

4. Allowed Coverage:

Class 4 Area	49,687 square feet (20%)
Class 1a Area	100 square feet (1%)
Total	49,787 square feet (19%)

Coverage Mitigation:

Based on the above coverage figures the existing project area contains approximately 71 percent excess coverage. In order to mitigate the existing excess coverage pursuant to Section 20.5 of the TRPA Code of Ordinances the applicant shall be required to pay a mitigation fee of \$2,780 or reduce 556 square feet of existing coverage based on a project construction cost of \$78,320.

D. Structure Height

The existing building is approximately 71 feet in height. The proposed exterior stairway is approximately 51 feet in height. Section 22.4.E. of the TRPA Code allows for additional height above the 26 foot base height for certain structures including public safety facilities, provided findings 7 and 8 can be made as addressed below under Section G, Required Findings.

In addition, Section 4.11.B(2) of the TRPA Code allows for structural modification or expansion of structures that do not comply with the site development provisions of the Code provided findings 4, 5, and 6 can be made as addressed below under Section G, Required Findings.

E. Density:

Existing Density - 16 Units/Acre (95 Units/5.9 Acre)

Allowed Density - 40 Units/Acre

Proposed Density - 16 Units/Acre

F. Parking:

Section IV.E, subsection 4.20 of the TRPA Interim Rules requires all projects involving new uses or changes or expansions in operation or use to comply with certain parking standards. Since this project is for an addition of an emergency stairway only and involves no new or expanded uses or operations this requirement does not apply.

G. Required Findings:

The following is a list of the required findings as set forth in Chapters 4, 6, and 22 of the TRPA Code of Ordinances. Following each finding, Agency staff has briefly summarized the evidence on which the required finding may be made.

1. 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.

a. Land Use: The project is consistent with the Plan Area Statement including all applicable planning considerations and special policies as discussed in Section B of this staff summary. In addition, the applicant shall be required to retrofit the project area to comply with all water quality standards in accordance with Chapter 25, Best Management Practices Requirements (BMPs).

- b. Transportation: The project involves the construction of emergency fire exits only and will not result in an intensification of the existing use. There is no evidence that the project will adversely affect implementation of the Transportation Element of the Regional Plan.
 - c. Conservation: The project will not increase land coverage and as a condition of approval the applicant will be required to mitigate the existing excess coverage and to apply BMPs to the project area. The project has been designed to harmonize with the existing building architecture and will not have a significant impact on scenic quality.
 - d. Recreation: The project involves the construction of emergency fire exits and will have no effect on implementation of the Recreation Element of the Regional Plan.
 - e. Public Services and Facilities: The project is designed for the protection of the public health, safety and general welfare and will not have any negative impacts on existing public services and facilities. The project is consistent with the Public Services and Facilities Element of the Regional Plan.
 - f. Implementation: The project involves the construction of emergency fire exits for an existing facility and will not require any new allocations. The project is consistent with the Implementation Element of the Regional Plan.
2. The project will not cause the environmental threshold carrying capacities to be exceeded.

The basis for which this finding can be made is provided on the attached checklist entitled "Checklist: Article V(g) Findings" in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances.

3. 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(d) of the TRPA Compact, the project meets or exceeds such standards.

The basis for which this finding can be made is provided in the attached checklist entitled "Checklist: Article V(g) Findings" in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances.

4. The structure is not subject to a specific program of removal or modification pursuant to the site development provisions of other implementing programs of TRPA.

The existing structure is not subject to a specific program of removal or modification.

5. The modification does not increase the extent to which the existing structure does not comply with the site development provisions.

The proposed exterior stairway shall be constructed over existing land coverage and shall be approximately 20 feet below the ridgeline of the existing structure. Therefore, there will be no increase in the overall height or land coverage of the existing structure as a result of the project.

6. Any expansion complies with all applicable site development provisions.

The proposed exterior stairway does not create any additional commercial floor area, residential units, tourist accommodation units, PAOTs, land coverage or vehicle trips. In addition, there is no increase in cubic volume in reference to the provisions of the Compact, as determined by the NTRPA. Therefore, the project is not considered an expansion of the existing structure.

7. The function of the structure requires a greater average height than otherwise provided for in Chapter 22, Height Standards, of the TRPA Code.

The exterior stairway as well as the interior stairway is required by the North Lake Tahoe Fire Protection District to provide emergency exiting from the existing structure. The configuration of the existing structure causes the upper portion of the stairway to be located on the outside of the building no matter which side of the building it is constructed. The fire district has reviewed the proposed exiting plans and has confirmed that this proposal is the best alternative. The project is designed to maintain the minimum height necessary to meet the requirements of the fire code.

8. The additional height is the minimum necessary to feasibly implement the project and there are no feasible alternatives requiring less additional height.

The architects for the applicant in cooperation with the North Lake Tahoe Fire Protection District have considered numerous alternatives to satisfy the fire code requirement. According to the district's fire marshall, the proposed project is the best and only feasible alternative to meet the fire code and to allow the fire protection district to utilize its manpower and

equipment in the most efficient manner. The additional height is the minimum necessary to provide emergency exiting of the first, second, third, and fourth floors of the existing structure.

Required Actions and Findings: Agency staff recommends that, the Governing Board approve the project by making the following motions and findings:

- I. A motion, based upon the staff summary, for a finding of no significant environmental effect with direction to staff to prepare the necessary certification documents to be included with the permit and for the following findings:
 1. 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 of Ordinances and other TRPA plans and programs.
 2. The project will not cause the environmental threshold carrying capacities to be exceeded.
 3. 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(d) of the Tahoe Regional Planning Agency Compact, the project meets or exceeds such standards.
 4. The structure is not subject to a specific program of removal or modification pursuant to the site development provisions or other implementing programs of TRPA.
 5. The modification does not increase the extent to which the existing structure does not comply with the site development provision.
 6. Any expansion complies with all applicable site development provisions.
 7. The function of the structure requires a greater average height than otherwise provided for in Chapter 22, Height Standards, of the TRPA Code.
 8. The additional height is the minimum necessary to feasibly implement the project and there are no feasible alternatives requiring less additional height.

II. A motion to approve the project, based upon the staff summary, subject to the following conditions:

1. The Standard Conditions of Approval listed in Attachment Q.
2. The following special conditions:
 - a. The applicant shall either pay an excess coverage mitigation fee of \$2,780 or reduce 556 square feet of existing land coverage (within the same hydrologic area) based on an estimated construction cost of \$78,320 prior to permit acknowledgement. Upon completion of final construction plans, the applicant shall provide a final construction cost estimate and if different from the above estimate the required mitigation fee or coverage reduction shall be adjusted accordingly.
 - b. The applicant shall submit plans and cost estimates for the installation of all required water quality improvements (BMPs) for the entire project area prior to permit acknowledgement. All required BMP's up to a maximum of 5% of the estimated construction cost of the project (exterior stairway) shall be installed prior to project completion. The balance of the required BMPs shall be installed as follows: At least 50% of the BMPs shall be installed within 5 years and 100% within 10 years, as determined by an estimate of the cost of the BMPs.
 - c. The amount of the security required under condition I.2 of the Standard Conditions of approval (Attachment Q) shall be determined upon the applicants submittal of the required BMP cost estimate.
 - d. The applicant shall submit a projected construction completion schedule to TRPA prior to permit acknowledgement. Said schedule shall detail all items of construction and include completion dates for each item of construction as well as BMP installations for the entire project area.
 - e. The applicant shall submit evidence prior to permit acknowledgement that Assessor's Parcel Numbers 123-053-02 (lots 1-7), 123-052-02 (lots 2, 4, 5), 123-052-03 (lots 1, 3), 123-052-04 (lots 6-28), 123-042-07 (lot 11) and 123-042-02 comprising the project area have been either legally merged (consolidated) or that a deed restriction, or other covenant running with the land has been recorded, permanently assuring that the land coverage calculations for the parcels shall always be made as if the parcels had been legally merged.
 - f. Any 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.

- g. The area of cubic volume being created within the exterior portion of the existing building as a result of the new emergency stairway shall not be considered additional cubic volume in terms of the gaming provisions of the TRPA Compact. As such, this volume may not be used to increase the base data area of the existing facility at any time in the future.

PROJECT: TAHOE BILTMORE - EMERGENCY FIRE EXIT

APN: 123-053-02, 123-052-02/03/04 and 123-042-02/07

CHECKLIST:
ARTICLE V(g) FINDINGS

Category: AIR QUALITY

Threshold: Carbon Monoxide (CO)

Indicator: [CO], 8-hr avg., Stateline,
CA station

1. a. Does the project generate new vehicle trips in the CO non-attainment area? Y N
- b. If yes, is air quality mitigation included in accordance with Chapter 93? Y N

2. a. Does the project create new points of vehicular ingress/egress on US 50 in the CO non-attainment area? Y N
- b. If yes, does the project comply with the driveway provisions of Chapter 24? Y N

3. a. Does the project include new combustion heaters in plan areas 070A, 080, 089A, 089B, 090, 091, or 092? Y N
- b. If yes, does the project comply with the combustion heater provisions of Chapter 91? Y N

4. a. Does the project involve a new stationary source of carbon monoxide? Y N
- b. If yes, does the project comply with the stationary source provisions of Chapter 91? Y N

If the answer to question 1b, 2b, 3b, or 4b is "no," explain on a separate sheet the justification for making the finding required in subsections 6.3.A.(2) and (3) of the Code. If the answer to questions 1b, 2b, 3b, and 4b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. Also, in the space below, note any positive impacts of the project on this threshold that haven't been accounted for in questions 1 through 4.

Threshold: Ozone (O₃)

Indicator: [O₃], 1-hr avg., Lk. Tahoe Blvd. Station

- 1. a. Does the project, without mitigation, increase regional VMT? Y N
- b. If yes, is air quality mitigation included in accordance with the provisions of Chapter 93? Y N
- 2. a. Does the project include new gas or oil space or water heaters? Y N
- b. If yes, do the heaters comply with the combustion heater provisions of Chapter 91? Y N
- 3. a. Does the project include a new stationary source of NOx or hydrocarbons? Y N
- b. If yes, does the project comply with the stationary source provisions of Chapter 91? Y N

If the answer to question 1b, 2b, or 3b is "no," explain on a separate sheet the justification for making the finding required in subsections 6.3.A.(2) and (3) of the Code. If the answer to questions 1b, 2b, and 3b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in questions 1 through 3.

Threshold: Particulate Matter (PM₁₀)

Indicator: [PM₁₀], 24-hr avg., Lk. Tahoe Blvd. Station

- 1. a. Does the project, without mitigation, increase regional VMT? Y N
- b. If yes, is air quality mitigation included in accordance with the provisions of Chapter 93? Y N
- 2. a. Does the project increase the potential for emissions of airborne dust by creating areas stripped of vegetation? Y N
- b. If yes, are BMPs included in the project? Y N
- 3. a. Does the project include a new stationary source of particulate matter? Y N
- b. If yes, does the project comply with the stationary source provisions of Chapter 91? Y N

If the answer to question 1b, 2b, or 3b is "no," explain on a separate sheet the justification for making the finding required in subsections 6.3.A.(2) and (3) of the Code. If the answer to questions 1b, 2b and 3b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts on this threshold that haven't been accounted for in questions 1 through 4.

Threshold: visibility

Indicator: miles of visibility, regional path and subregional path

[Refer to questions 1 - 4, particulate matter, above.]

Threshold: traffic volume, US 50 corridor, winter, 4 pm - 12 am

Indicator: traffic volume, US 50 at Park Ave., Jan - Mar avg., 4 pm - 12 am

1. a. Does the project generate any new winter-time or year-round vehicle trips on the US 50 corridor? Y N
- b. If yes, does the project include air quality mitigation in accordance with Chapter 93? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that have not been accounted for in question 1.

Threshold: NOx emissions

Indicator: VMT

[Refer to questions 1 - 2, VMT, below.]

Threshold: wood smoke

Indicator: numbers of wood heaters,

- 1 a. Does the project include any new wood heaters? Y N
- b. If yes, do the heaters comply with the combustion heater provisions of Chapter 91? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: VMT

Indicator: changes in numbers of trips,
changes in avg. trip length

1. a. Does the project generate new vehicle trips? Y N
b. If yes, is air quality mitigation included in accordance with Chapter 93? Y N

2. a. Does the project increase the average trip length in the Tahoe Region? Y N
b. If yes, is air quality mitigation included in accordance with Chapter 93? Y N

If the answer to question 1b or 2b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to questions 1b and 2b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that have not been accounted for in questions 1 and 2.

Category: WATER QUALITY

Threshold: turbidity (shallow areas of Lake Tahoe) Indicator: turbidity measured at indicator stations

- | | | | |
|----|----|---|--------------------------------------|
| 1. | a. | Does the project increase impervious coverage in the Tahoe Region? | Y <input checked="" type="radio"/> N |
| | b. | If yes, is water quality mitigation included in accordance with Chapter 82? | Y N |
| 2. | a. | Does the project increase soil disturbance (other than temporary) in the Tahoe Region? | Y <input checked="" type="radio"/> N |
| | b. | If yes, is water quality mitigation included in accordance with Chapter 82? | Y N |
| 3. | a. | Does the project include temporary soil or vegetation disturbance during construction? | <input checked="" type="radio"/> Y N |
| | b. | If yes, are BMPs required in accordance with Chapter 25 and the BMP Handbook? | <input checked="" type="radio"/> Y N |
| 4. | a. | Does the project include landscaping which may require the use of fertilizer for establishment or maintenance? | Y <input checked="" type="radio"/> N |
| | b. | If yes, is a fertilizer management program included in accordance with Chapter 81? | Y N |
| 5. | a. | Does the project include a discharge of domestic wastewater to the surface or groundwaters of the Tahoe Region? | Y <input checked="" type="radio"/> N |
| | b. | If yes, does the project comply with the prohibitions on discharge set forth in Chapter 81? | Y N |
| 6. | a. | Does the project, without mitigation, increase regional VMT? | Y <input checked="" type="radio"/> N |
| | b. | If yes, is air quality mitigation included in accordance with Chapter 93? | Y N |
| 7. | a. | Does the project involve disturbance of or encroachment on an existing SEZ? | Y <input checked="" type="radio"/> N |
| | b. | If yes, are offsets included in accordance with the provisions of Chapter 20? | Y N |

If the answer to question 1b, 2b, 3b, 4b, 5b, 6b, or 7b is "no," explain on a separate sheet the justification for making the finding required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b, 2b, 3b, 4b, 5b, 6b, and 7b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that have not been accounted for in questions 1 through 7.

Threshold: clarity, winter (in-Lake) Indicator: Secchi depth, Dec - Mar avg., TRG index station

[Refer to questions 1-7, turbidity, above.]

Threshold: phytoplankton primary productivity (in-Lake) Indicator: phytoplankton primary productivity, ann. avg., TRG index station

[Refer to questions 1-7, turbidity, above.]

Threshold: DIN load, surface runoff Indicator: [DIN] x discharge, tributary network, annual total

[Refer to questions 1, 2, 3, 4, 5 and 7, turbidity, above.]

Threshold: DIN load, groundwater Indicator: [DIN] x discharge, groundwater network, annual total

[Refer to questions 4 and 5, turbidity, above.]

Threshold: DIN load, atmospheric Indicator: [NO₃] + [HNO₃], annual avg., Lake Tahoe Blvd. station

[Refer to question 6, turbidity, above.]

Threshold: nutrient loads, general Indicator: [sol. P] x discharge; [sol. Fe] x discharge; ann. total, tributary network

[Refer to questions 1 - 7, turbidity, above.]

Threshold: total N, P, Fe (tribs.) (Calif. only) Indicator: single reading, tributary network

[Refer to questions 1, 2, 3, 4, 5 and 7, turbidity, above.]

Threshold: DIN; sol. P, sol. Fe, SS (tribs.) (NV only) Indicator: single reading, tributary network

[Refer to questions 1, 2, 3, 4, 5 and 7, turbidity, above.]

Threshold: DIN, sol. P, sol. Fe, Indicator: single reading, runoff
 SS, grease/oil discharged sites
 to surface water from runoff

[Refer to questions 1, 2, 3, 4, and 5, turbidity, above. In addition, answer the following questions.]

1. a. Does the project include routing of runoff collected from impervious surfaces directly into Lake Tahoe or a major tributary? Y N
- b. If yes, is the design of the discharge structure consistent with the Handbook of Best Management Practices? Y N

2. a. Does the project include large areas of impervious coverage (e.g., parking lots) which may serve as a source of airborne pollutants, grease, or oil? Y N
- b. If yes, does the project include housekeeping practices applicable to those areas of impervious coverage consistent with the Handbook of Best Management Practices? Y N

If the answer to question 1b or 2b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b and 2b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in the above questions.

Threshold: total N, total P,
total Fe, turbidity,
grease/oil discharged to
groundwater from runoff

Indicator: single reading, runoff
sites

[Refer to questions 1, 2, 3, 4 and 5, turbidity, above. In addition, answer the following questions.]

1. a. Does the project include devices which infiltrate runoff from impervious surfaces directly underground, by means of an infiltration trench, dry well, pond, or similar device? (Y) N
- b. If yes, is the design of the infiltration structure consistent with the Handbook of Best Management Practices? (Y) N

2. a. Does the project include large areas of impervious coverage (e.g., parking lots) which may serve as a source of airborne pollutants, grease, or oil? Y (N)
- b. If yes, does the project include housekeeping practices applicable to those areas of impervious coverage consistent with the Handbook of Best Management Practices? Y N

If the answer to question 1b or 2b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b and 2b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in the above questions.

Category: SOIL CONSERVATION

Threshold: Impervious Coverage

Indicator: area of impervious coverage

1. a. Does the project include new or relocated impervious coverage? Y N
- b. If yes, does the impervious coverage comply with all relevant provisions of Chapter 20 of the Code? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: Naturally-functioning SEZ

Indicator: area of naturally-functioning SEZ

1. a. Does the project include any disturbance of, or encroachment on, a naturally-functioning SEZ? Y N
- b. If yes, does the project include offsets, and otherwise comply with the provisions of Chapter 20? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Category: VEGETATION

Threshold: plant and structural
diversity

Indicator: plant and structural
diversity

1. a. Does the project include vegetative management practices, or harvesting practices, that could result in a change in diversity? Y N
- b. If yes, does the project include vegetative management techniques (e.g., thinning, patch cuts, prescribed burning, revegetation, restoration) to increase plant and structural diversity? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: meadow and riparian
vegetation

Indicator: area of meadow and riparian
vegetation

1. a. Does the project include any disturbance of, or encroachment on, a riparian area? Y N
- b. If yes, does the project include offsets, and otherwise comply with the provisions of Chapter 20? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: deciduous riparian
vegetation

Indicator: area of deciduous riparian
vegetation

[Refer to question 1, meadow and riparian vegetation, above.]

Threshold: shrub association

Indicator: area of shrub association

1. a. Does the project include vegetation management or harvesting practices that could lead to an increase in the areal extent of the shrub association? Y N
- b. If yes, has the additional area of shrub association that will be generated been calculated, and a determination made that the total area of shrub association in the Region is less than or equal to 25%? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: yellow pine assn.,
not mature

Indicator: area of yellow pine assn.,
not mature

1. a. Does the project include vegetation management or harvesting practices that could lead to a change in the areal extent of the immature yellow pine association? Y N
- b. If yes, has the additional area of that association that will be generated been calculated, and a determination made that the total area of that association in the Region is between 15 and 25%? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: red fir assn.,
not mature

Indicator: area of red fir assn.,
not mature

- 1. a. Does the project include vegetation management or harvesting practices that could lead to a change in the areal extent of the immature red fir association? Y N
- b. If yes, has the additional area of that association that will be generated been calculated, and a determination made that the total area of that association in the Region is between 15 and 25%? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: forest openings

Indicator: size and location of
forest openings

- 1. a. Does the project include vegetation management or harvesting practices that will create new forest openings? Y N
- b. If yes, is the new opening less than 8 acres? Y N
- 2. a. Does the project include vegetation management or harvesting practices that will 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

If the answer to question 1b or 2b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b and 2b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of this project that haven't been accounted for in questions 1 and 2.

Threshold: uncommon plant communities Indicator: habitat sites of uncommon plant communities

- 1. a. Will the project impact, directly or indirectly, the habitats of the deepwater plants of Lake Tahoe, the Grass Lake 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 uncommon plant communities? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: sensitive vegetation Indicator: number of habitat sites, sensitive vegetation

- 1. a. Will the project impact, directly or indirectly, the habitats of the Carex paucifructus, the Lewisia pygmaea longipetala, the Draba asterophora v. macrocarpa, the Draba asterophora v. asterophora, or the Rorippa subumbellata? Y N
- b. If yes, have modifications been included in the project to protect the habitat sites of these sensitive plants? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Category: WILDLIFE

Threshold: special interest species Indicator: number of habitat sites,
special interest species

1. a. Will the project result in the loss, modification, or alteration of a 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 incorporated into the project to avoid the loss, modification, or alteration of the habitat site? Y N

2. a. Will the project result in increased disturbance, due to noise, human harrassment, or harrassment by dogs, of habitat sites 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 incorporated into the project to avoid or minimize the increased disturbance of the habitat site? Y N

If the answer to question 1b or 2b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to questions 1b and 2b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project that haven't been accounted for in questions 1 and 2.

Category: FISHERIES

Threshold: excellent stream habitat Indicator: miles of excellent stream habitat

1. a. Does the project include stream channelization, stream dredging, removal of rock or gravel from a stream course, culverts, bridges, or water diversions affecting a stream identified as fish habitat on official TRPA maps? Y N
- b. If yes, does the project include modifications 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 on official TRPA maps? Y N
- b. If yes, does the project incorporate BMPs to protect water quality in accordance with Chapter 25 of the Code and the Handbook of Best Management Practices? Y N

If the answer to question 1b or 2b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b and 2b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in questions 1 and 2.

Threshold: good stream habitat Indicator: miles of good stream habitat

[Refer to questions 1 and 2, above.]

Threshold: marginal stream habitat Indicator: miles of marginal stream habitat

[Refer to questions 1 and 2, above.]

Threshold: instream flows

Indicator: instream flows

- 1. a. Does the project include new water diversions for domestic use, irrigation, snow making, or any other purpose? Y N
- b. If yes, is there evidence on 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 designated as fish habitat on TRPA maps? Y N
- b. If yes, does the project include BMPs to control the runoff in accordance with Chapter 25 and the Handbook of Best Management Practices? Y N

- 3. a. Does the project include disturbance of riparian vegetation or displacement of vegetation which would affect a stream designated as fish habitat on TRPA maps? Y N
- b. If yes, does the project comply with the provisions of Chapter 20 regarding disturbance in SEZs? Y N

If the answer to question 1b, 2b or 3b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to questions 1b, 2b, and 3b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in questions 1 and 2.

Threshold: lake habitat

Indicator: area of excellent habitat

1. a. Does the project include development in the shorezone, dredging in the lake, removal of rock or gravel from the lake, or removal of vegetation in the shorezone? Y N
- b. If yes, does the project comply with all relevant provisions of Chapters 50-55 of the Code? Y N

2. a. Does the project increase the potential for siltation, runoff, or erosion entering the lake? Y N
- b. If yes, does the project include BMPs consistent with Chapter 25 and the Handbook of Best Management Practices? Y N

If the answer to question 1b or 2b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b and 2b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in questions 1 and 2.

Category: NOISE

Threshold: single event, aircraft,
daytime

Indicator: dBA, LMAX, TRPA ref. points,
8 am - 8 pm, single reading

1. a. Does the project involve the commercial or private operation of aircraft in the Tahoe Region during daytime hours? Y N
- b. If yes, does the project comply with the Interim Service Agreement affecting aircraft operations at the South Tahoe Airport, or is there evidence in the record to indicate that the aircraft operations will not exceed the applicable TRPA noise threshold, or is the operation exempt under Code section 23.8. Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: single event, aircraft,
nighttime

Indicator: dBA, LMAX, TRPA ref. points,
8 pm - 8 am, single reading

1. a. Does the project involve the commercial or private operation of aircraft in the Tahoe Region during nighttime hours? Y N
- b. If yes, does the project comply with the Interim Service Agreement affecting aircraft operations at the South Tahoe Airport or is there evidence in the record to indicate that the aircraft operations will not exceed the applicable TRPA noise threshold? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

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, do the conditions of approval provide that noise standards shall be posted, and that the facility will not offer boats for rent not in compliance with the threshold, in accordance with the provisions of Chapter 23? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: single-event, motor vehicle
less than 6000 lbs. GVW

Indicator: dBA, LMAX, at 50 ft.,
single reading

- 1. a. Does the project include the operation of fleet vehicles or other commercial vehicles less than 6000 lbs. GVW? Y N
- b. If yes, is there evidence in the record to indicate that the vehicles comply with the threshold and the other provisions of Chapter 23? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: single-event, motor vehicle Indicator: dBA, LMAX, at 50 ft.,
greater than 6000 lbs. GVW single reading

- 1. a. Does the project include the operation of fleet vehicles or other commercial vehicles greater than 6000 lbs. GVW? Y N
- b. If yes, is there evidence in the record to indicate that the vehicles comply with the threshold and the other provisions of Chapter 23? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

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 in the Tahoe Region? Y N
- b. If yes, is there evidence in the record to indicate that the motorcycles offered for rent meet the single-event threshold? Y N
- 2. a. Does the project involve the operation of a motorcycle course in the Tahoe Region? Y N
- b. If yes, do conditions of approval require the operator of the motorcycle course to post the motorcycle noise standards and otherwise comply with the provisions of Chapter 23? Y N

If the answer to question 1b or 2b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to questions 1b and 2b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: single-event, ORVs

Indicator: dBA, LMAX, at 50 ft.,
single reading

- 1. a. Does the project involve the offering of ORVs for lease or rent in the Tahoe Region? Y N
- b. If yes, is there evidence in the record to indicate that the ORVs offered for rent meet the single-event threshold? Y N

- 2. a. Does the project involve the operation of a ORV course in the Tahoe Region? Y N
- b. If yes, do conditions of approval require the operator of the ORV course to post the ORV noise standards and otherwise comply with the provisions of Chapter 23? Y N

If the answer to question 1b or 2b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to questions 1b and 2b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: single-event, snowmobiles

Indicator: dBA, LMAX, at 50 ft.,
single reading

- 1. a. Does the project involve the offering of snowmobiles for lease or rent in the Tahoe Region? Y N
- b. If yes, is there evidence in the record to indicate that the snowmobiles offered for rent meet the single-event threshold? Y N

- 2. a. Does the project involve the operation of a snowmobile course or commercial snowmobile operation in the Tahoe Region? Y N
- b. If yes, do conditions of approval require the operator to post the snowmobile noise standards and otherwise comply with the provisions of Chapter 23? Y N

If the answer to question 1b or 2b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to questions 1b and 2b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: community noise
equivalent level (CNEL)

Indicator: dBA, CNEL

- 1. a. Does the project involve the creation of a new or relocated land use in the Tahoe Region? Y N
- b. If yes, is the project consistent with the table of permissible uses in the applicable Plan Area Statement? Y N

- 2. a. Does the project involve a land use or activity for which the TRPA has received a noise complaint related to community noise levels and for which the TRPA has conducted a study to determined whether remedial action is required, pursuant to Chapter 23? Y N
- b. If yes, is the project consistent with the remedial actions recommended in the TRPA study? Y N

- 3. a. Is the project located within a transportation corridor as mapped on the TPRA maps? Y N
- b. If yes, does the project incorporate design components to reduce the transmission of noise from the transportation corridor, in accordance with the TRPA Design Review Guidelines? Y N

If the answer to question 1b, 2b or 3b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to questions 1b, 2b, and 3b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Category: SCENIC RESOURCES

Threshold: roadway and shoreline ratings

Indicator: roadway and shoreline ratings

1. a. Is the project located within, or visible from, a roadway or shoreline unit targeted for upgrading of scenic quality pursuant to the TRPA thresholds? (Y)
b. If yes, does the project incorporate the recommendations of the TRPA Scenic Quality Implementation Program? (Y)

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

3. a. Does the project include the construction or modification of a road, building, sign, powerline, fence, wall, pier or other structure?
b. If yes, does the project comply with the applicable provisions of Chapter 20 (coverage), Chapter 21 (density), Chapter 22 (height), Chapter 24 (driveways and parking), Chapter 25 (BMPs), Chapter 30 (design standards), Chapter 54 (development standards lakeward of high water), Chapter 55 (development standards in the backshore), Chapter 65 (vegetation protection during construction), Chapter 71 (tree removal), and Chapter 77 (revegetation)? (

If the answer to question 1b, 2b or 3b is "no," explain on a separate sheet the justification for making the findings required in subsections (1) and (3) of the Code. If the answer to questions 1b, 2b, and 3b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections (1) and (3) of the Code. In the space below, note any positive impact of the project on this threshold that haven't been accounted for in the checklist.

Category: RECREATION

Threshold: preserve and enhance the high quality recreation experience

Indicator: capacity for dispersed recreation

- 1. a. Is the project located in a plan area designated as a recreation or conservation area? Y N
- b. If yes, is the project consistent with the table of permissible uses (included necessary special use findings) for the applicable plan area? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: establish a fair share of capacity for outdoor recreation available to the general public

Indicator: PAOTs

- 1. a. Does the project require an allocation of PAOTs pursuant to Chapters 13 and 33? Y N
- b. If yes, is the recreational opportunity involved available to the general public? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

IMPACT SUMMARY SHEET:
ARTICLE V(g) FINDINGS

Pursuant to the TRPA Code of Ordinances, Subsection 32.7.B and Subsection 6.3.B(2), the TRPA must quantify the contribution of all projects to the itmes in the following list, and maintain a cumulative account. After completing the Checklist: Article V(g) Findings, fill in the required information, below:

Project Applicant: Tahoe Biltmore
APN: 123-053-02, 123-052-02/03/04 and 123-042-02/07
Description: Exterior Emergency Stairway

(1) Units of Use

Residential allocations used: 0 units

Commercial allocations used: 0 sq. ft.

Tourist allocations used: 0 units

Recreational allocations used: 0 PAOTs

(2) Resource Utilization

Additional VMT: 0 miles

Additional vehicle trip ends: 0 trip ends

Additional impervious coverage: 0 sq. ft./acres (specify)

Water demand: 0 gal/day

Sewer demand: 0 gal/day

Area of SEZ disturbance (not including offset): 0 sq. ft./acres
(specify)

(3) Threshold Attainment and Maintenance

Value of water quality mitigation: Estimate to follow (BMPs)

Value of air quality/transportation mitigation: \$ 0

Value of coverage mitigation: \$ 2,780

Area of SEZ restoration: 0 sq. ft./acres (specify)

BASE DATA INFORMATION:
TOTAL SURFACE UNDER THE STRUCTURE: 42,797 SQ. FT.

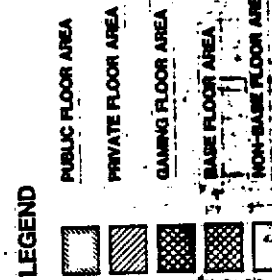
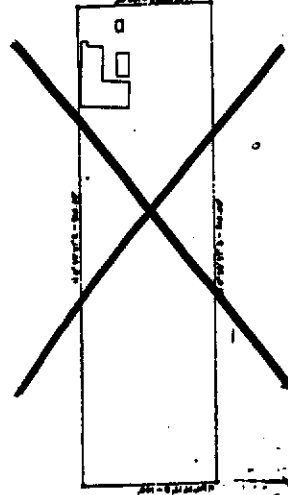
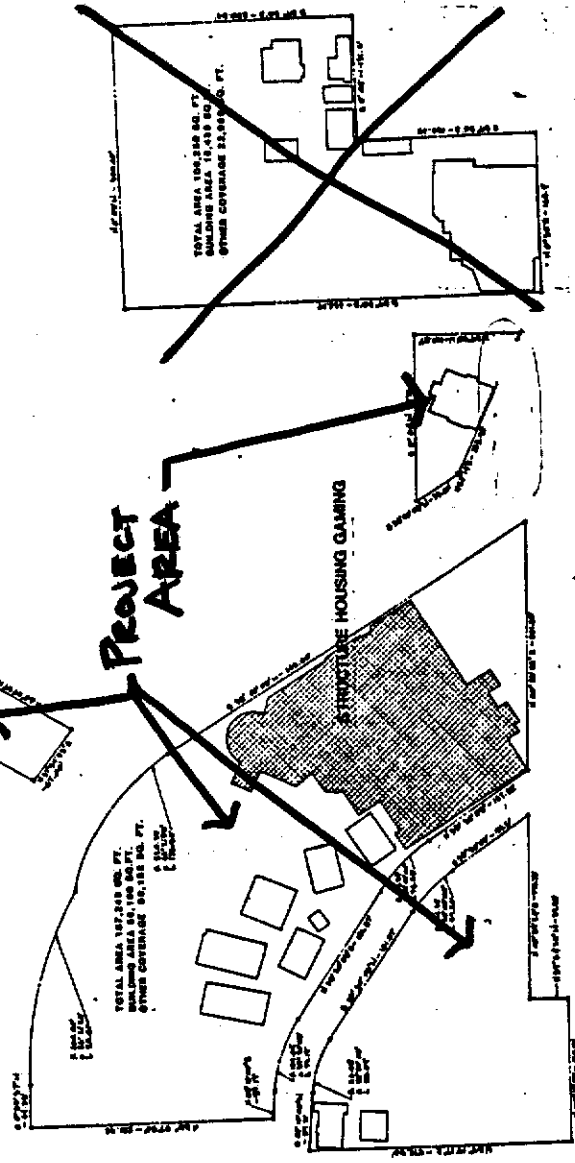
	PUBLIC FLOOR AREA	PRIVATE FLOOR AREA	GAMING FLOOR AREA	BASE FLOOR AREA	CUBIC VOLUME	NON-BASE
FIRST FLOOR	42,797	—	24,911	32,041	556,381	10,768
SECOND FLOOR	30,133	—	4,833	14,547	572,527	15,586
THIRD FLOOR	845	11,983	—	—	128,280	845
FOURTH FLOOR	600	9,049	—	—	96,490	900
ATTIC/ASC.	—	—	—	—	180,100	—
TOTALS	74,375	21,032	29,744	46,588	1,513,758	27,787

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THESE ARE THE ORIGINAL DRAWINGS FOR THE PROJECT. ANY CHANGES MUST BE MADE ON THESE DRAWINGS. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY CHANGES MADE TO THESE DRAWINGS AFTER THEY HAVE BEEN ISSUED. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY CHANGES MADE TO THESE DRAWINGS AFTER THEY HAVE BEEN ISSUED.

TOTAL AREA 18,275 SQ. FT.
TOTAL VOLUME 14,313 CU. FT.



MASTER SITE PLAN

SIM
BHEEHAN HASSEL & VAN WOOT ARCHITECTS

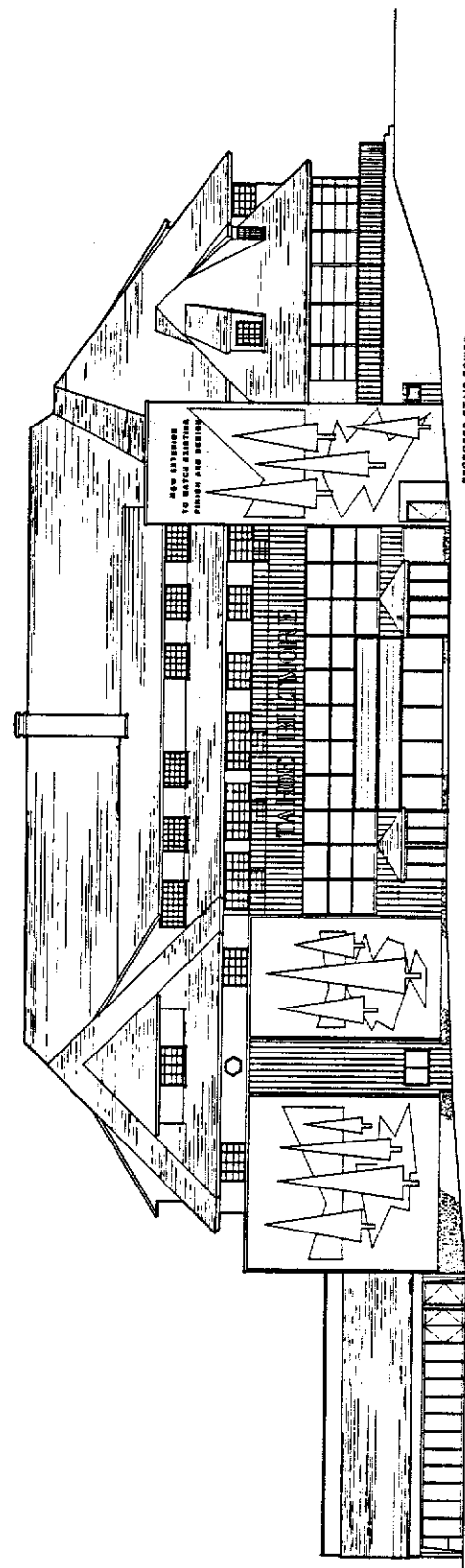
NEVADA LODGE
CRISTAL BAY
NEVADA

BD-1

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TAHOE REGIONAL PLANNING AGENCY

ENVIRONMENTAL CHECK LIST FOR THE INITIAL DETERMINATION OF ENVIRONMENTAL IMPACT

TAHOE REGIONAL PLANNING AGENCY

I PROJECT NAME OR IDENTIFICATION Tahoe Biltmore - Exit stairway

II ENVIRONMENTAL IMPACTS - 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. See Section III of this questionnaire.

1. <u>Land.</u> Will the proposal result in:	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
a. Compaction or covering of the soil beyond the limits prescribed in the land capability system?	___	<u>X</u>	___	___
b. A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?	___	<u>X</u>	___	___
c. Unstable earth conditions during or after completion of the proposal?	___	<u>X</u>	___	___
d. Changes in the soil or geologic substructures?	___	<u>X</u>	___	___
e. The continuation of or increase in wind or water erosion of soils, either on or off the site?	___	<u>X</u>	___	___
f. Changes in deposition or erosion of beach sand, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of a lake?	___	<u>X</u>	___	___
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	___	<u>X</u>	___	___

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
2. <u>Air.</u> Will the proposal result in:				
a. Substantial air emissions or deterioration of ambient air quality?	—	<u>X</u>	—	—
b. The creation of objectionable odors?	—	<u>X</u>	—	—
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	—	<u>X</u>	—	—
3. <u>Water.</u> Will the proposal result in:				
a. Changes in currents, or the course or direction of water movements?	—	<u>X</u>	—	—
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 2 yr. 6 hr. storm runoff cannot be contained on the site?	—	<u>X</u>	—	—
c. Alterations to the course or flow of 100 year flood waters?	—	<u>X</u>	—	—
d. Change in the amount of surface water in any water body?	—	<u>X</u>	—	—
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	—	<u>X</u>	—	—
f. Alteration of the direction or rate of flow of ground waters?	—	<u>X</u>	—	—
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	—	<u>X</u>	—	—
h. Substantial reduction in the amount of water otherwise available for public water supplies?	—	<u>X</u>	—	—

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
i. Exposure of people or property to water related hazards such as flooding and/or wave action from 100 year storm occurrence or seiches?	___	<u>X</u>	___	___
4. <u>Plant Life.</u> Will the proposal result in:				
a. Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability system?	___	<u>X</u>	___	___
b. Removal of riparian vegetation or other vegetation associated with critical wildlife habitat?	___	<u>X</u>	___	___
c. Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?	___	<u>X</u>	___	___
d. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?	___	<u>X</u>	___	___
e. Reduction of the numbers of any unique, rare or endangered species of plants?	___	<u>X</u>	___	___
5. <u>Animal Life.</u> Will the proposal result in:				
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?	___	<u>X</u>	___	___
b. Reduction of the number of any unique, rare or endangered species of animals?	___	<u>X</u>	___	___
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	___	<u>X</u>	___	___

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
d. Deterioration to existing fish or wildlife habitat?	_____	<u>X</u>	_____	_____
6. <u>Noise</u> . Will the proposal result in:				
a. Increases in existing noise levels?	_____	<u>X</u>	_____	_____
b. Exposure of people to severe noise levels?	_____	<u>X</u>	_____	_____
7. <u>Light and Glare</u> . Will the proposal produce new light or glare inconsistent with the surrounding area?	_____	<u>X</u>	_____	_____
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	<u>X</u>	_____	_____
9. <u>Natural Resources</u> . Will the proposal result in:				
a. Increase in the rate of use of any natural resources?	_____	<u>X</u>	_____	_____
b. Substantial depletion of any non-renewable natural resource?	_____	<u>X</u>	_____	_____
10. <u>Risk of Upset</u> . Does the proposal 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?	_____	<u>X</u>	_____	_____
11. <u>Population</u> . Will the proposal alter the location, distribution, density, or growth rate of the human population planned for the Region?	_____	<u>X</u>	_____	_____
12. <u>Housing</u> . Will the proposal affect existing housing, or create a demand for additional housing?	_____	<u>X</u>	_____	_____
13. <u>Transportation/Circulation</u> . Will the proposal result in:				

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
a. Generation of 100 or more vehicle trips or in excess of 1% of the remaining road capacity?	___	<u>X</u>	___	___
b. Effects on existing parking facilities, or demand for new parking?	___	<u>X</u>	___	___
c. Substantial impact upon existing transportation systems?	___	<u>X</u>	___	___
d. Alterations to present patterns of circulation or movement of people and/or goods?	___	<u>X</u>	___	___
e. Alterations to waterborne, rail or air traffic?	___	<u>X</u>	___	___
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	___	<u>X</u>	___	___
14. <u>Public Services.</u> 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:				
a. Fire protection?	___	<u>X</u>	___	___
b. Police protection?	___	<u>X</u>	___	___
c. Schools?	___	<u>X</u>	___	___
d. Parks or other recreational facilities?	___	<u>X</u>	___	___
e. Maintenance of public facilities, including roads?	___	<u>X</u>	___	___
f. Other governmental services?	___	<u>X</u>	___	___
15. <u>Energy.</u> Will the proposal result in:				
a. Use of substantial amounts of fuel or energy?	___	<u>X</u>	___	___

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	—	X	—	—
16. <u>Utilities</u> . Except for planned improvements, will the proposal result in a need for new systems, or substantial alterations to the following utilities:				
a. Power or natural gas?	—	X	—	—
b. Communications systems?	—	X	—	—
c. Water?	—	X	—	—
d. Sewer or septic tanks?	—	X	—	—
e. Storm water drainage?	—	X	—	—
f. Solid waste and disposal?	—	X	—	—
17. <u>Human Health</u> . Will the proposal result in:				
a. Creation of any health hazard or potential health hazard (excluding mental health)?	—	X	—	—
b. Exposure of people to potential health hazards?	—	X	—	—
18. <u>Aesthetics</u> . Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to the public view?	—	X	—	—
19. <u>Recreation</u> . Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	—	X	—	—
20. <u>Archeological/Historical</u> . Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?	—	X	—	—

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
21. <u>Mandatory Findings of Significance.</u>				
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?	—	<u>X</u>	—	—
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.)	—	<u>X</u>	—	—
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.)	—	<u>X</u>	—	—
d. Does the project have environmental effects which will cause substantial adverse effects on human being, either directly or indirectly?	—	<u>X</u>	—	—

III DISCUSSION OF ENVIRONMENTAL EVALUATION

All impacts identified with "yes" answers under Section II should be described below and evaluated as to their significance. All "no, with mitigation" responses require a description of the identified impact and the mitigation measure(s) proposed to mitigate the impact so that there is no significant impact.

IV CERTIFICATION

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.

29 July 1987
Date

JACK B. SHEEHAN
(name of person completing this form)

Jack B. Sheehan
(signature of person completing this form)

V DETERMINATION (to be completed by TRPA)

On the basis of this evaluation:

_____ The Agency finds the proposed activity to be categorically exempt under Section _____ of Ordinance 81-_____, prepared in accordance with Article VII(f) of the Tahoe Regional Planning Compact as amended.

_____ The Agency finds that the proposed project could not have a significant effect on the environment and a finding of no significant impact will be prepared.

_____ The Agency finds that the project could have a significant effect on the environment, but because of the listed mitigation measures which have been added to the project should have no significant effect on the environment and a conditional finding of no significant impact will be prepared.

_____ The Agency finds that the proposed project may have a significant effect on the environment and an environmental impact statement will be required.

8-13-87
Date

[Signature]
Signature of Evaluator
CHIEF, PROJECT REVIEW
Title

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: Tahoe Valley Campground Office Building

Application Type: Recreation

Applicant: Tahoe Valley Campground, Stan and Jerry Martin

Applicant Representative: Lawrence L. Hoffman

Location: 1175 Melba Avenue, South Lake Tahoe, California

Assessor's Parcel Numbers: 23-080-05, -07, -08 and 32-090-14

Project Description: The applicant proposes to construct a new 26' x 44' single-story office building and 4-space parking lot to serve the existing campground facility. The proposed office building will be used as a campground related business office. Currently this function is being provided via an off-site location which has proven to be less desirable than the proposed on-site location in terms of travel time, efficiency and management.

Site Description: The project area consists of approximately 83 total acres including 37 acres of developed campground area, 1.5 acres of storage yard, and 44.5 acres of undeveloped open space. The existing campground facility includes approximately 400 individual campsites, 2 group campsites, registration office, laundry and recreation building, restrooms, visitor information center, swimming pool, and other recreation-related facilities.

Review Per Code:

Chapter 4 - Project Review	Chapter 30 - Design Standards
Chapter 5 - Environmental Documentation	Chapter 32 - Regional Plan and Threshold Review
Chapter 6 - Findings	Chapter 33 - Allocation of Development
Chapter 13 - Plan Area Statements	Chapter 62 - Grading and Construction Schedules
Chapter 18 - Permissible Uses	Chapter 64 - Grading Standards
Chapter 20 - Land Coverage	Chapter 65 - Vegetation Protection
Chapter 21 - Density	Chapter 71 - Tree Removal
Chapter 22 - Height Standards	Chapter 78 - Wildlife Resources
Chapter 24 - Parking Standards (TRPA Interim Rules)	Chapter 81 - Water Quality Control
Chapter 25 - Best Management Practices	Chapter 82 - Water Quality Mitigation
Chapter 27 - Basic Services	

JW:jf
8/12/87

CONSENT CALENDAR ITEM 2.

Environmental Documentation: The applicant has completed an Initial Environmental Checklist in order to assess the potential environmental impacts of the project, and staff has concluded that the project will not have a significant effect on the environment. (See attached Checklist.)

Other Agency Approvals

State of California, Department of Housing and Community Development,
7/31/87

Staff Analysis:

A. Plan Area Statement: The project is located within Plan Area Statement 109 - Tahoe Valley Campground. The land use classification is Recreation and the Management Strategy is Mitigation. Developed campgrounds are an allowed use within this Plan Area, and the proposed office and parking area should be considered an allowed, accessory use. Section 18.2.A of the TRPA Code defines accessory uses. Although campground administrative offices are not specifically listed as an accessory use, Section 18.2.E. allows for TRPA to make this determination providing finding 4 in Section E. of this staff summary can be made. Agency staff has reviewed the subject Plan Area Statement and has identified the following items as being applicable to the project. Following each item is a brief statement addressing consistency.

1. Planning Statement:

Camping uses should be the priority for this area with expansion of the camping facilities permitted to accommodate projected demand. The existing administrative office for the campground is located off-site. The proposed project would enable the administrative office to be located on-site which will improve the current campground operations in terms of service and efficiency.

2. Planning Considerations:

There is a general lack of adequate drainage and infiltration improvements associated with impervious coverage. All temporary and permanent drainage and infiltration requirements shall be installed within the project area in accordance with a TRPA-approved schedule pursuant to Chapter 25, Best Management Practices, of the TRPA Code.

The U.S. Forest Service has identified a historic goshawk nesting site in this Plan Area:

The identified nesting site appears to be located approximately 1/4 mile from the proposed office building construction site. Section

78.3A, of the TRPA Code requires a 0.5 mile diameter protective zone around identified goshawk nesting sites. In the case of existing developed parcels, however, this section of the Code does not apply. Section 78.3.E. provides that, for situations where special interest, threatened, endangered or rare species choose to live in close proximity to existing developed parcels, the protective zone requirements shall not apply. The proposed project is located on a developed parcel and is consistent with the TRPA Code.

3. Special Policies:

Improvements to or expansions of the campground facility should be consistent with a TRPA-approved master plan of the site. This policy is aimed primarily at expansions of the campsite areas and related recreational development, which involve an increase in PAOTs, and not at the development of administrative services to serve the existing campground. The proposal to construct an on-site administrative office in the currently developed campground entrance area is not considered a significant enough improvement or expansion of the existing campground facility to warrant the preparation of a master plan for TRPA approval. Any future proposals to expand the facility in terms of campsites or PAOTs, however, shall be subject to a TRPA-approved master plan prior to project approval.

Natural areas, where human encroachment is restricted, should be retained within the campground, especially in the area adjacent to the upper Truckee marsh. The proposed office and parking area shall be located at the main entrance to the campground next to the visitor information center which is not an area where human encroachment is restricted.

B. Land Capability District/Land Coverage:

1. Land Capability District(s): The project area consists of approximately 336,240 square feet of 1b (SEZ), 801,323 square feet of class 5 and 2,473,809 square feet of class 7 land capability. The proposed office and parking area will be located within land capability district 7.

2. Existing Coverage:

Buildings	13,301 sq. ft.
Paving	176,392
Campsites (compacted)	74,200
Total:	<u>263,893 sq. ft. (7%)</u>

3. Proposed Coverage:

Buildings	14,445 sq. ft.
Paving	177,312
Campsites (compacted)	74,200
Total:	<u>265,957 sq. ft. (7%)</u>

4. Allowed Coverage: 945,835 square feet (26%)

C. Structure Height:

Proposed Height - 12' 6"

Allowed Height - 26' 0"

D. Density:

Existing Density - 4.8 campsites per acre

Allowed Density - 8 campsites per acre

Proposed Density - 4.8 campsites per acre

E. Required Findings:

The following is a list of the required findings as set forth in Chapters 6 and 18 of the TRPA Code of Ordinances. Following each finding, Agency staff has briefly summarized the evidence on which the required finding may be made.

1. 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.
 - a. Land Use: Developed campgrounds are an allowed use in this Plan Area and the proposed office building as an accessory use is consistent with the planning statement, planning considerations, and special policies. The entire project area will be retrofitted with all required water quality improvements in accordance with Chapter 25 (Best Management Practices) of the TRPA Code, and the applicant shall be required to pay a water quality mitigation fee for the additional land coverage being created.
 - b. Transportation: The project will not result in a significant increase in daily vehicle trips and will not result in any increase in PAOTs. The existing off-site office is located approximately 1 mile away and results in numerous daily trips to and from the campground site. These trips will be eliminated by locating the office on-site, which should cause a reduction in vehicle miles traveled (VMT). Parking for the administrative office will consist of five existing and four new parking spaces, which is in compliance with El Dorado County parking standards and TRPA's interim rules.

- c. Conservation: The proposed project will be located in a developed part of the existing campground facility and will not impact those areas of the property where human encroachment is restricted.
 - d. Recreation: The project will allow for more efficient administrative services for the existing developed campground by having an office located on-site.
 - e. Public Services and Facilities: The applicant has demonstrated that the proposed project will not result in a need for any new utility systems and that there are adequate public services and facilities to serve the project. All required sewer permits have been obtained.
 - f. Implementation: The proposed office building is considered an accessory use to the existing campground facility based on finding #4 below and as such will not require any commercial or recreational allocations. The project is considered as "additional developed recreation," however, and must be included on the five-year recreation plan list in order to be approved. The applicant has requested inclusion of this project on the TRPA-approved list and has submitted documentation of eligibility to be included on said list. TRPA staff has determined that the subject project is eligible and has added it to the list.
2. The project will not cause the environmental threshold carrying capacities to be exceeded. The basis for which this finding can be made is provided on the attached Checklist entitled, "Checklist: Article V(g) Findings" in accordance with Chapter 6, Subsection 6.3.B. of the TRPA Code of Ordinances.
 3. 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(d) of the Tahoe Regional Planning Compact, the project meets or exceeds such standards. The basis for which this finding can be made is provided on the attached checklist entitled, "Checklist: Article V(g) Findings" in accordance with Chapter 6, Subsection 6.3.B. of the TRPA Code of Ordinances.
 4. The proposed project (campground administrative office) is considered an accessory use to the existing developed campground facility in accordance with the criteria set out in Section 18.2.A. of the TRPA Code of Ordinances. The proposed office building will provide support services to the existing campground facility. This type of use is customarily a part of developed campground facilities and is clearly incidental and secondary to the primary use. The addition of an on-site administrative campground office will not change the character or the intensity of the primary use and will not operate independently of the primary use.

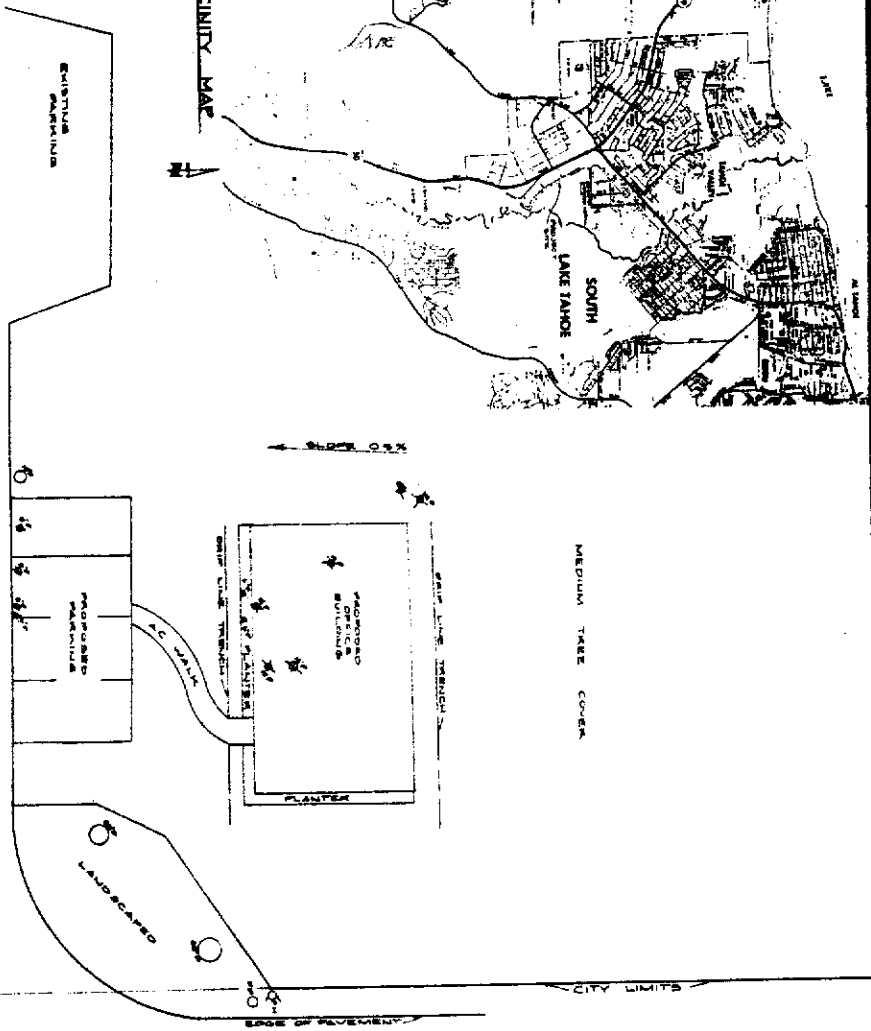
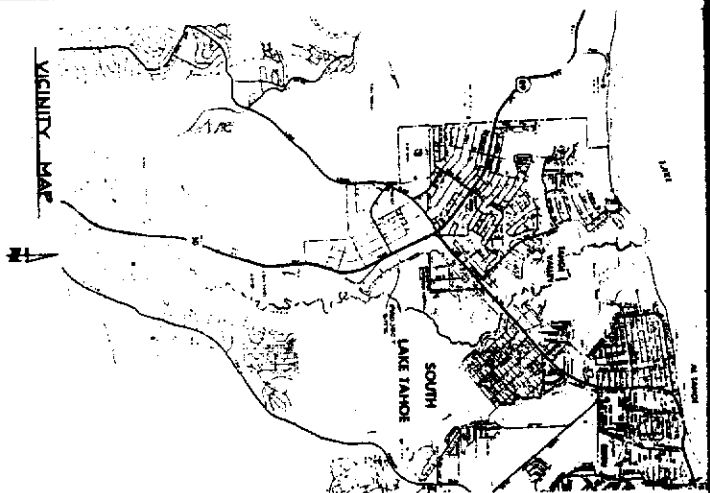
Required Actions and Findings: Agency staff recommends that the Governing Board approve the project application by making the following motions and findings:

- I. A motion, based upon the staff summary, for a finding of no significant environmental effect with direction to staff to prepare the necessary certification documents to be included with the permit and for the following findings:
 1. 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.
 2. The project will not cause the environmental threshold carrying capacities to be exceeded.
 3. 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(d) of the Tahoe Regional Planning Agency Compact, the project meets or exceeds such standards.
 4. The proposed project is considered an accessory use to the existing campground facility in accordance with the criteria set out in Section 18.2.A. of the TRPA Code of Ordinances.

- II. A motion to approve the project, based upon the staff summary, subject to the following conditions:
 1. The Standard Conditions of Approval listed in Attachment Q.
 2. The following special conditions:
 - a. The applicant shall submit three sets of final construction plans including the site plan and building plans prior to permit acknowledgement. The final site plan shall include all required temporary and permanent erosion control and water quality improvements, revegetation, vegetative protective fencing, and proposed landscaping.
 - b. The applicant shall submit plans, cost estimates, and a construction schedule for the installation of all required water quality improvements (BMPs) for the entire project area prior to July 1, 1988. Along with the BMP plans, the applicant shall submit a fertilizer management plan for all proposed revegetation and landscaping in accordance with Section 81.7 of the TRPA Code. All required BMPs, totalling at least 5% of the estimated construction cost of the project (office building and parking lot), shall be installed prior to project completion. The balance of the required BMPs shall be

installed as follows: At least 50% of the BMPs shall be installed within five years and 100% within 10 years, as determined by an estimate of the cost of the BMPs. A security in the amount of \$1,000 shall be required to insure compliance with the July 1 submittal date.

- c. The applicant shall submit a final construction cost estimate exclusive of BMPs for the project prior to permit acknowledgement.
- d. The amount of the security required under condition I.2 of the Standard Conditions of Approval (Attachment Q) shall be determined upon the applicant's submittal of the project construction cost estimate. The maximum amount of this security shall equal 5% of the project construction cost multiplied by 110%.
- e. The applicant shall pay a water quality mitigation fee in the amount of \$599 based on the creation of 2,064 square feet of additional land coverage prior to permit acknowledgement.



NOTE:
 THIS SITE PLAN WAS PREPARED FROM
 A SITE INSPECTION AND PHOTOGRAPHY
 TAKEN ON 11/10/81. A FIELD SURVEY
 IS FIELD SURVEY.

MELBA DRIVE

C STREET

PROPOSED COVERAGE

BUILDING	1144 SQ FT
PARKING	260 SQ FT
WALK	2064 SQ FT
TOTAL	3508 SQ FT

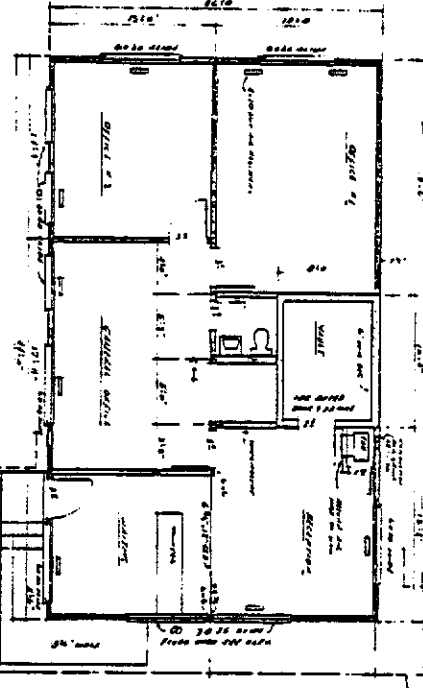
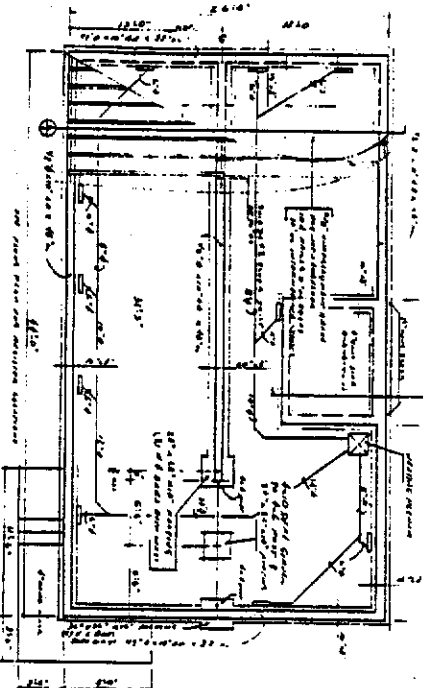
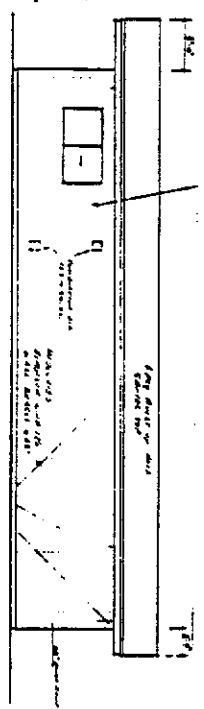
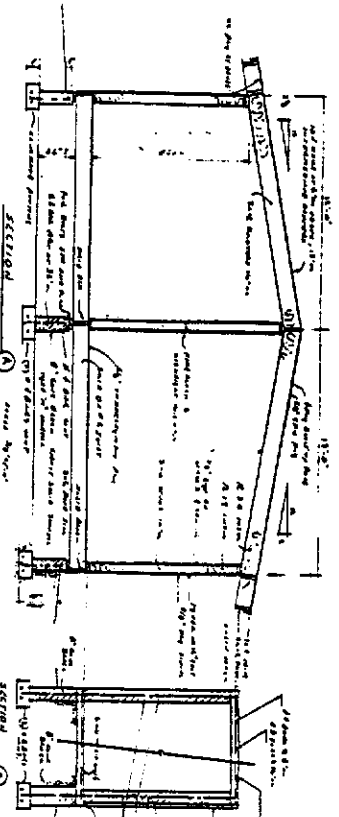
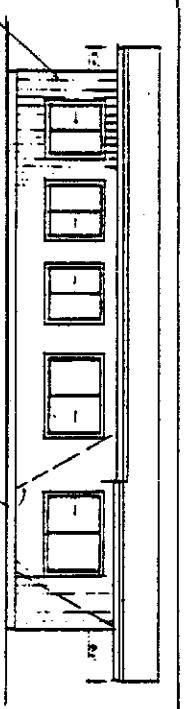
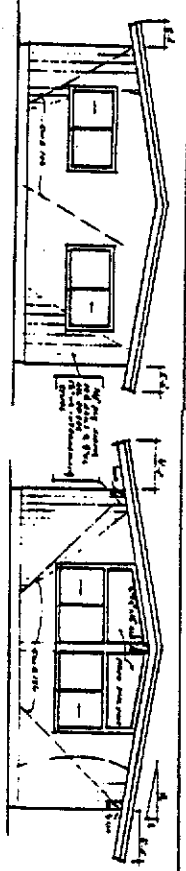
LEGEND:
 X TREES TO BE REMOVED

SCALE 1"=10'

REVISION	DATE	DESCRIPTION	BY	APP'D.	DESIGN	DATE	SCALE

if
 JONES & TURNER
 CIVIL ENGINEERS

SITE PLAN FOR OFFICE
 TAHOE VALLEY CAMPGROUND
 APN 25-081-08



GENERAL NOTES:

1. All windows dual glazed.
2. All work to be done in accordance with specifications.
3. Siding to be installed over sheetrock.
4. Siding to be installed over sheetrock.
5. Siding to be installed over sheetrock.
6. Siding to be installed over sheetrock.
7. Siding to be installed over sheetrock.
8. Siding to be installed over sheetrock.
9. Siding to be installed over sheetrock.
10. Siding to be installed over sheetrock.



TAHOE REGIONAL PLANNING AGENCY

ENVIRONMENTAL CHECK LIST FOR
THE INITIAL DETERMINATION OF ENVIRONMENTAL IMPACT

I PROJECT NAME OR IDENTIFICATION Tahoe Valley Campground
Office - - Accessory Use To Exist. Campground

II ENVIRONMENTAL IMPACTS - 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. See Section III of this questionnaire.

1. Land.	Will the proposal result in:	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
a.	Compaction or covering of the soil beyond the limits prescribed in the land capability system?	—	<u>X</u>	—	—
b.	A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?	—	<u>X</u>	—	—
c.	Unstable earth conditions during or after completion of the proposal?	—	<u>X</u>	—	—
d.	Changes in the soil or geologic substructures?	—	<u>X</u>	—	—
e.	The continuation of or increase in wind or water erosion of soils, either on or off the site?	—	<u>X</u>	—	—
f.	Changes in deposition or erosion of beach sand, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of a lake?	—	<u>X</u>	—	—
g.	Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	—	<u>X</u>	—	—

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
2. <u>Air.</u> Will the proposal result in:				
a. Substantial air emissions or deterioration of ambient air quality?	—	<u>X</u>	—	—
b. The creation of objectionable odors?	—	<u>X</u>	—	—
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	—	<u>X</u>	—	—
3. <u>Water.</u> Will the proposal result in:				
a. Changes in currents, or the course or direction of water movements?	—	<u>X</u>	—	—
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 2 yr. 6 hr. storm runoff cannot be contained on the site?	—	<u>X</u>	—	—
c. Alterations to the course or flow of 100 year flood waters?	—	<u>X</u>	—	—
d. Change in the amount of surface water in any water body?	—	<u>X</u>	—	—
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	—	<u>X</u>	—	—
f. Alteration of the direction or rate of flow of ground waters?	—	<u>X</u>	—	—
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	—	<u>X</u>	—	—
h. Substantial reduction in the amount of water otherwise available for public water supplies?	—	<u>X</u>	—	—

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
i. Exposure of people or property to water related hazards such as flooding and/or wave action from 100 year storm occurrence or seiches?	—	X	—	—
4. <u>Plant Life.</u> Will the proposal result in:				
a. Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability system?	—	X	—	—
b. Removal of riparian vegetation or other vegetation associated with critical wildlife habitat?	—	X	—	—
c. Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?	—	X	—	—
d. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?	—	X	—	—
e. Reduction of the numbers of any unique, rare or endangered species of plants?	—	X	—	—
5. <u>Animal Life.</u> Will the proposal result in:				
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?	—	X	—	—
b. Reduction of the number of any unique, rare or endangered species of animals?	—	X	—	—
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	—	X	—	—

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
d. Deterioration to existing fish or wildlife habitat?	—	X	—	—
6. <u>Noise</u> . Will the proposal result in:				
a. Increases in existing noise levels?	—	X	—	—
b. Exposure of people to severe noise levels?	—	X	—	—
7. <u>Light and Glare</u> . Will the proposal produce new light or glare inconsistent with the surrounding area?	—	X	—	—
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	—	X	—	—
9. <u>Natural Resources</u> . Will the proposal result in:				
a. Increase in the rate of use of any natural resources?	—	X	—	—
b. Substantial depletion of any non-renewable natural resource?	—	X	—	—
10. <u>Risk of Upset</u> . Does the proposal 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?	—	X	—	—
11. <u>Population</u> . Will the proposal alter the location, distribution, density, or growth rate of the human population planned for the Region?	—	X	—	—
12. <u>Housing</u> . Will the proposal affect existing housing, or create a demand for additional housing?	—	X	—	—
13. <u>Transportation/Circulation</u> . Will the proposal result in:				

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
a. Generation of 100 or more vehicle trips or in excess of 1% of the remaining road capacity?	—	X	—	—
b. Effects on existing parking facilities, or demand for new parking?	—	X	—	—
c. Substantial impact upon existing transportation systems?	—	X	—	—
d. Alterations to present patterns of circulation or movement of people and/or goods?	—	X	—	—
e. Alterations to waterborne, rail or air traffic?	—	X	—	—
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	X	—	—
14. <u>Public Services.</u> 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:				
a. Fire protection?	—	X	—	—
b. Police protection?	—	X	—	—
c. Schools?	—	X	—	—
d. Parks or other recreational facilities?	—	X	—	—
e. Maintenance of public facilities, including roads?	—	X	—	—
f. Other governmental services?	—	X	—	—
15. <u>Energy.</u> Will the proposal result in:				
a. Use of substantial amounts of fuel or energy?	—	X	—	—

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	—	X	—	—
16. <u>Utilities.</u> Except for planned improvements, will the proposal result in a need for new systems, or substantial alterations to the following utilities:				
a. Power or natural gas?	—	X	—	—
b. Communications systems?	—	X	—	—
c. Water?	—	X	—	—
d. Sewer or septic tanks?	—	X	—	—
e. Storm water drainage?	—	X	—	—
f. Solid waste and disposal?	—	X	—	—
17. <u>Human Health.</u> Will the proposal result in:				
a. Creation of any health hazard or potential health hazard (excluding mental health)?	—	X	—	—
b. Exposure of people to potential health hazards?	—	X	—	—
18. <u>Aesthetics.</u> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to the public view?	—	X	—	—
19. <u>Recreation.</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	—	X	—	—
20. <u>Archeological/Historical.</u> Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?	—	X	—	—

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
21. <u>Mandatory Findings of Significance.</u>				
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?	_____	<u>X</u>	_____	_____
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.)	_____	<u>X</u>	_____	_____
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.)	_____	<u>X</u>	_____	_____
d. Does the project have environmental effects which will cause substantial adverse effects on human being, either directly or indirectly?	_____	<u>X</u>	_____	_____

III DISCUSSION OF ENVIRONMENTAL EVALUATION

All impacts identified with "yes" answers under Section II should be described below and evaluated as to their significance. All "no, with mitigation" responses require a description of the identified impact and the mitigation measure(s) proposed to mitigate the impact so that there is no significant impact.

IV CERTIFICATION

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.

* July 30, 1987
Date

Stanley L. Martin
(name of person completing this form)

(signature of person completing this form)

V DETERMINATION (to be completed by TRPA)

On the basis of this evaluation:

_____ The Agency finds the proposed activity to be categorically exempt under Section _____ of Ordinance 81-_____, prepared in accordance with Article VII(f) of the Tahoe Regional Planning Compact as amended.

_____ The Agency finds that the proposed project could not have a significant effect on the environment and a finding of no significant impact will be prepared.

_____ The Agency finds that the project could have a significant effect on the environment, but because of the listed mitigation measures which have been added to the project should have no significant effect on the environment and a conditional finding of no significant impact will be prepared.

_____ The Agency finds that the proposed project may have a significant effect on the environment and an environmental impact statement will be required.

8-14-87
Date

Stanley L. Martin
Signature of Evaluator

CHIEF, PROJECT REVIEW
Title

CHECKLIST:
ARTICLE V(g) FINDINGS

Project: Tahoe Valley Campground Office
APN: El Dorado County 23-080-05, -07, -08 and 32-090-14

Category: AIR QUALITY

Threshold: Carbon Monoxide (CO) Indicator: [CO], 8-hr avg., Stateline,
CA station

- | | | | |
|----|----|--|--|
| 1. | a. | Does the project generate new vehicle trips in the CO non-attainment area? | <input checked="" type="radio"/> Y <input type="radio"/> N |
| | b. | If yes, is air quality mitigation included in accordance with Chapter 93? | Y <input checked="" type="radio"/> N |
| 2. | a. | Does the project create new points of vehicular ingress/egress on US 50 in the CO non-attainment area? | Y <input checked="" type="radio"/> N |
| | b. | If yes, does the project comply with the driveway provisions of Chapter 24? | Y N |
| 3. | a. | Does the project include new combustion heaters in plan areas 070A, 080, 089A, 089B, 090, 091, or 092? | Y <input checked="" type="radio"/> N |
| 3. | b. | If yes, does the project comply with the combustion heater provisions of Chapter 91? | Y N |
| 4. | a. | Does the project involve a new stationary source of carbon monoxide? | Y <input checked="" type="radio"/> N |
| | b. | If yes, does the project comply with the stationary source provisions of Chapter 91? | Y N |

If the answer to question 1b, 2b, 3b, or 4b is "no," explain on a separate sheet the justification for making the finding required in subsections 6.3.A.(2) and (3) of the Code. If the answer to questions 1b, 2b, 3b, and 4b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. Also, in the space below, note any positive impacts of the project on this threshold that haven't been accounted for in questions 1 through 4. The increase in vehicle trips is considered insignificant (less than 100 vehicle trips) and is therefore not subject to air quality mitigation requirements.

SUMRY: checklist
6-22-87

Threshold: Ozone (O_3)

Indicator: [O_3], 1-hr avg., Lk. Tahoe Blvd. Station

1. a. Does the project, without mitigation, increase regional VMT? Y N
- b. If yes, is air quality mitigation included in accordance with the provisions of Chapter 93? Y N
2. a. Does the project include new gas or oil space or water heaters? Y N
- b. If yes, do the heaters comply with the combustion heater provisions of Chapter 91? Y N
3. a. Does the project include a new stationary source of NOx or hydrocarbons? Y N
- b. If yes, does the project comply with the stationary source provisions of Chapter 91? Y N

If the answer to question 1b, 2b, or 3b is "no," explain on a separate sheet the justification for making the finding required in subsections 6.3.A.(2) and (3) of the Code. If the answer to questions 1b, 2b, and 3b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in questions 1 through 3.

Threshold: Particulate Matter (PM_{10})

Indicator: [PM_{10}], 24-hr avg., Lk. Tahoe Blvd. Station

1. a. Does the project, without mitigation, increase regional VMT? Y N
- b. If yes, is air quality mitigation included in accordance with the provisions of Chapter 93? Y N
2. a. Does the project increase the potential for emissions of airborne dust by creating areas stripped of vegetation? Y N
- b. If yes, are BMPs included in the project? Y N
3. a. Does the project include a new stationary source of particulate matter? Y N
- b. If yes, does the project comply with the stationary source provisions of Chapter 91? Y N

If the answer to question 1b, 2b, or 3b is "no," explain on a separate sheet the justification for making the finding required in subsections 6.3.A.(2) and (3) of the Code. If the answer to questions 1b, 2b and 3b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts on this threshold that haven't been accounted for in questions 1 through 4.

Threshold: visibility

Indicator: miles of visibility, regional path and subregional path

[Refer to questions 1 - 4, particulate matter, above.]

Threshold: traffic volume, US 50 corridor, winter, 4 pm - 12 am

Indicator: traffic volume, US 50 at Park Ave., Jan - Mar avg., 4 pm - 12 am

- 1. a. Does the project generate any new winter-time or year-round vehicle trips on the US 50 corridor? Y N
- b. If yes, does the project include air quality mitigation in accordance with Chapter 93? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that have not been accounted for in question 1.

Threshold: NOx emissions

Indicator: VMT

[Refer to questions 1 - 2, VMT, below.]

Threshold: wood smoke

Indicator: numbers of wood heaters,

- 1 a. Does the project include any new wood heaters? Y N
- b. If yes, do the heaters comply with the combustion heater provisions of Chapter 91? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: VMT

Indicator: changes in numbers of trips,
changes in avg. trip length

- 1. a. Does the project generate new vehicle trips? Y N
- b. If yes, is air quality mitigation included in accordance with Chapter 93? Y N

- 2. a. Does the project increase the average trip length in the Tahoe Region? Y N
- b. If yes, is air quality mitigation included in accordance with Chapter 93? Y N

If the answer to question 1b or 2b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to questions 1b and 2b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that have not been accounted for in questions 1 and 2. The increase in vehicle trips is considered insignificant (less than 100 vehicle trips) and is therefore not subject to air quality mitigation requirements.

Category: WATER QUALITY

Threshold: turbidity (shallow areas
of Lake Tahoe)

Indicator: turbidity measured at
indicator stations

- | | | | |
|----|----|---|--|
| 1. | a. | Does the project increase impervious coverage in the Tahoe Region? | <input checked="" type="radio"/> Y <input type="radio"/> N |
| | b. | If yes, is water quality mitigation included in accordance with Chapter 82? | <input checked="" type="radio"/> Y <input type="radio"/> N |
| 2. | a. | Does the project increase soil disturbance (other than temporary) in the Tahoe Region? | <input checked="" type="radio"/> Y <input type="radio"/> N |
| | b. | If yes, is water quality mitigation included in accordance with Chapter 82? | <input checked="" type="radio"/> Y <input type="radio"/> N |
| 3. | a. | Does the project include temporary soil or vegetation disturbance during construction? | <input checked="" type="radio"/> Y <input type="radio"/> N |
| | b. | If yes, are BMPs required in accordance with Chapter 25 and the BMP Handbook? | <input checked="" type="radio"/> Y <input type="radio"/> N |
| 4. | a. | Does the project include landscaping which may require the use of fertilizer for establishment or maintenance? | <input checked="" type="radio"/> Y <input type="radio"/> N |
| | b. | If yes, is a fertilizer management program included in accordance with Chapter 81? | <input checked="" type="radio"/> Y <input type="radio"/> N |
| 5. | a. | Does the project include a discharge of domestic wastewater to the surface or groundwaters of the Tahoe Region? | <input type="radio"/> Y <input checked="" type="radio"/> N |
| | b. | If yes, does the project comply with the prohibitions on discharge set forth in Chapter 81? | <input type="radio"/> Y <input type="radio"/> N |
| 6. | a. | Does the project, without mitigation, increase regional VMT? | <input type="radio"/> Y <input checked="" type="radio"/> N |
| | b. | If yes, is air quality mitigation included in accordance with Chapter 93? | <input type="radio"/> Y <input type="radio"/> N |
| 7. | a. | Does the project involve disturbance of or encroachment on an existing SEZ? | <input type="radio"/> Y <input checked="" type="radio"/> N |
| | b. | If yes, are offsets included in accordance with the provisions of Chapter 20? | <input type="radio"/> Y <input type="radio"/> N |

If the answer to question 1b, 2b, 3b, 4b, 5b, 6b, or 7b is "no," explain on a separate sheet the justification for making the finding required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b, 2b, 3b, 4b, 5b, 6b, and 7b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that have not been accounted for in questions 1 through 7.

Threshold: clarity, winter (in-Lake) Indicator: Secchi depth, Dec - Mar avg.,
TRG index station

[Refer to questions 1-7, turbidity, above.]

Threshold: phytoplankton primary Indicator: phytoplankton primary pro-
productivity (in-Lake) ductivity, ann. avg., TRG
index station

[Refer to questions 1-7, turbidity, above.]

Threshold: DIN load, surface runoff Indicator: [DIN] x discharge, tributary
network, annual total

[Refer to questions 1, 2, 3, 4, 5 and 7, turbidity, above.]

Threshold: DIN load, groundwater Indicator: [DIN] x discharge,
groundwater network, annual
total

[Refer to questions 4 and 5, turbidity, above.]

Threshold: DIN load, atmospheric Indicator: $[\text{NO}_3] + [\text{HNO}_3]$, annual avg.,
Lake Tahoe Blvd. station

[Refer to question 6, turbidity, above.]

Threshold: nutrient loads, general Indicator: [sol. P] x discharge; [sol.
Fe] x discharge; ann. total,
tributary network

[Refer to questions 1 - 7, turbidity, above.]

Threshold: total N, P, Fe (tribs.) Indicator: single reading, tributary
(Calif. only) network

[Refer to questions 1, 2, 3, 4, 5 and 7, turbidity, above.]

Threshold: DIN; sol. P, sol. Fe, Indicator: single reading, tributary
SS (tribs.) network
(NV only)

[Refer to questions 1, 2, 3, 4, 5 and 7, turbidity, above.]

Threshold: DIN, sol. P, sol. Fe, Indicator: single reading, runoff
 SS, grease/oil discharged sites
 to surface water from runoff

[Refer to questions 1, 2, 3, 4, and 5, turbidity, above. In addition, answer the following questions.]

1. a. Does the project include routing of runoff collected from impervious surfaces directly into Lake Tahoe or a major tributary? Y N
- b. If yes, is the design of the discharge structure consistent with the Handbook of Best Management Practices? Y N

2. a. Does the project include large areas of impervious coverage (e.g., parking lots) which may serve as a source of airborne pollutants, grease, or oil? Y N
- b. If yes, does the project include housekeeping practices applicable to those areas of impervious coverage consistent with the Handbook of Best Management Practices? Y N

If the answer to question 1b or 2b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b and 2b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in the above questions.

Threshold: total N, total P,
total Fe, turbidity,
grease/oil discharged to
groundwater from runoff

Indicator: single reading, runoff
sites

[Refer to questions 1, 2, 3, 4 and 5, turbidity, above. In addition,
answer the following questions.]

1. a. Does the project include devices which infiltrate runoff from impervious surfaces directly underground, by means of an infiltration trench, dry well, pond, or similar device? (Y) N
- b. If yes, is the design of the infiltration structure consistent with the Handbook of Best Management Practices? (Y) N

2. a. Does the project include large areas of impervious coverage (e.g., parking lots) which may serve as a source of airborne pollutants, grease, or oil? Y (N)
- b. If yes, does the project include housekeeping practices applicable to those areas of impervious coverage consistent with the Handbook of Best Management Practices? Y N

If the answer to question 1b or 2b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b and 2b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in the above questions.

Category: SOIL CONSERVATION

Threshold: Impervious Coverage

Indicator: area of impervious coverage

1. a. Does the project include new or relocated impervious coverage? Y N
- b. If yes, does the impervious coverage comply with all relevant provisions of Chapter 20 of the Code? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.

Threshold: Naturally-functioning SEZ

Indicator: area of naturally-functioning SEZ

1. a. Does the project include any disturbance of, or encroachment on, a naturally-functioning SEZ? Y N
- b. If yes, does the project include offsets, and otherwise comply with the provisions of Chapter 20? Y N

If the answer to question 1b is "no," explain on a separate sheet the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. If the answer to question 1b is "yes," or if no answer is required, this checklist shall serve as the justification for making the findings required in subsections 6.3.A.(2) and (3) of the Code. In the space below, note any positive impacts of the project on this threshold that haven't been accounted for in question 1.