TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION
NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on February 10, 1999, at the North Tahoe Conference Center, 8318 No. Lake Boulevard, Kings Beach, California. The agenda for the meeting is attached hereto and made a part of this notice.

February 1, 1999

Jerry Wells
Deputy Executive Director

This agenda has been posted at the TRPA office and at the following post offices: Zephyr Cove and Stateline, Nevada, and Stateline and Al Tahoe, California. The agenda has also been posted at the North Tahoe Conference Center in Kings Beach, the Incline Village GID office, and the North Lake Tahoe Chamber of Commerce.

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

North Tahoe Conference Center
8318 North Lake Boulevard
Kings Beach, California

February 10, 1999
9:30 a.m.

All items on this agenda are action items unless otherwise noted.

AGENDA

I. CALL TO ORDER AND DETERMINATION OF QUORUM

II. APPROVAL OF AGENDA

III. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Advisory Planning Commission on any agenda item not listed as a Public Hearing or a Planning Matter item, or on any other issue, may do so at this time. However public comment on Public Hearing and Planning Matter items will be taken at the time those agenda items are heard.

NOTE: THE ADVISORY PLANNING COMMISSION IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

IV. DISPOSITION OF MINUTES

V. PUBLIC HEARINGS

A. Amendment of Map Showing Need for Water Quality Improvements Pursuant to Requirements of Chapter 37, Individual Parcel Evaluation System, Section 37.10.A, Installation of Water Quality Improvements in Vicinity of Parcels, El Dorado and Placer Counties **PAGE 1**

VI. PLANNING MATTER

A. Report on the 1999 Action Plan for the Permit Integration Program **PAGE 17**

B. Notice of Preparation and Scoping, Environmental Impact Study for Incline Village General Improvement District, Proposed Ice Rink, Parasol Foundation Building, Conference Facilities and Offices, and Other Projects on the Property Identified as Washoe County APNs 127-040-07, 127-030-12, -15, and –16 **PAGE 19**

C. Notice of Preparation and Scoping, Environmental Impact Statement for Sierra Nevada College, Modified Development Plan, Sierra Nevada College Campus, Washoe County APNs 127-040-08; 129-280-20 and –21; 124-02-16, -017, and –18, and 124-083-26; TRPA File #990011 **PAGE 43**

D. Notice of Preparation and Scoping, State Route 28 Parking Environmental Assessment **PAGE 45**

VII. REPORTS

A. Executive Director

B. Legal Counsel

C. APC Members

VIII. ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

Horizon Casino Resort
Stateline, Nevada

January 13, 1999

REGULAR MEETING MINUTES

Chairperson Robert Jepsen called the regular January 13, 1999, meeting of the Advisory Planning Commission ("APC") to order at 9:42 a.m. and asked for a roll call.

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Members Present Mr. Hust, Mr. Doughty (arrived at 9:45 a.m.), Mr. Cole, Ms. Baldrica, Mr. McDowell, Ms. Kemper, Mr. Porta, Mr. Morgan, Mr. Haen, Ms. Kvas, Mr. Marchio, Mr. Jepsen
Members Absent: Mr. Kehne, Mr. Barham, Ms. Rohr, Mr. Poppoff, Mr. Joiner, Mr. Lawrence, Mr. Combs

II. APPOVAL OF AGENDA

Deputy Director Jerry Wells stated that there were no changes to the agenda.

MOTION by Mr. Cole, with a second by Mr. Marchio, to approve the agenda as presented. The motion carried unanimously.

III. PUBLIC INTEREST COMMENTS - None

IV. DISPOSITION OF MINUTES

Ms. Baldrica commented that on page six, the word "Recourse" should be "Resource".

Ms. Kemper stated that on page three, the first paragraph, the word "BTX" should be "BTEX". On page four, the fourth paragraph, the word "PHA" should be "PAH", and the words "for problem" should be added after the word "potential". In addition, the name "Lahanton" in the fifth paragraph is misspelled and should be changed to "Lahontan". Ms. Kemper believed that Ms. Kvas was the APC Member who "wished everyone a Merry Christmas" on page six, the second to the last paragraph of the minutes.

MOTION by Ms. Baldrica, with a second by Mr. Haen, to approve the December 9, 1998, APC minutes as amended. The motion carried unanimously.

V. PUBLIC HEARINGS

A. Amendment of Round Hill Community Plan to Transfer in Bonus

Tourist Accommodation Units from Kingsbury Community Plan

Associate Planner John Hitchcock explained the staff summary amending the Round Hill Community Plan to Transfer in Bonus Tourist Accommodation Units from Kingsbury Community Plan.

A discussion ensued.

Chairperson Jepsen opened the meeting up for a public hearing.

Mr. Lew Feldman, representing Falcon Capital, stated that he met with Mike Bradford of Lakeside Inn and he was very supportive of the amendment.

Since no one else wished to comment, Chairperson Jepsen closed the public hearing.

MOTION by Mr. Haen, with a second by Mr. Hust, to recommend approval to the Governing Board amending the Round Hill Community Plan to Transfer in Bonus Tourist Accommodation Units from Kingsbury Community Plan. The motion carried unanimously.

B. Amendment of Code Chapter 81, Water Quality Controls and Goal #2, Chapter 2, Water Quality Subelement, of the Goals and Policies Plan to Clarify the Prohibition of Certain Watercraft in the Tahoe Region

Principal Planner Gordon Barrett presented the amendment of Code Chapter 81, Water Quality Controls and Goal #2, Water Quality Subelement of the Goals and Policies to Clarify the Prohibition of Certain Watercraft in the Tahoe Basin.

Agency Counsel John Marshall commented that the litigation had been stayed.

Mr. Haen questioned if the APC could, procedurally, recommend an ordinance amendment based on a draft E.A., and if there was a problem with doing this. Mr. Barrett replied that if the APC was of the opinion that some sections needed to be changed, improved, or had not been addressed, they could make the changes at this time. The APC would not be certifying the E.A.; the E.A. was the foundation for making a Finding of No Significant Effect ("FONSE").

Mr. Haen also questioned if the E.A. would be finalized before being presented to the Governing Board, and Mr. Barrett stated that it would be finalized with more updated information that we've received from our attorneys.

Mr. Wells commented that the Governing Board is responsible for making a Finding of No Significant Effect when they adopt the ordinance; the APC is not charged with making those environmental findings. The APC reviews the document to determine if there is adequate information for the Governing Board to make that finding and then the APC passes that recommendation along.

Mr. Morgan had a number of suggestions for improvement of the E.A. The first suggestion is that under Section 1.3. B.2. on page 6 of the E.A., it states "commencing on October 1, 2001" but 18 months are added to the deadline given in Section 1.3.B., and there is no explanation given at that point as to why the time is being extended until one reaches the bottom of page 25 where it reads "the Governing Board recommends the three-year time extension". Mr. Morgan believed that if

Section 1.3.B.2. is going to stand on its own, there should be some language added to this section as to the purpose of the proposed action indicating why the extension was added.

On page 17, Figure 3, there are two number 23's. On page 21, the document emphasizes that PAH's need to be studied, but one of the things that is not addressed is why no more work was done in 1998 and there are no more studies proposed for 1999, at least not in the document.

Mr. Barrett commented that a two-year study is going to be conducted on PAH's, and it will have elements of the transport of PAH's, if there is an impact from PAH's, and where they are coming from. TRG and the people from Nevada will be putting together a packet which should be completed by either this Summer or next, along with another year of additional monitoring to follow-up on all our conclusions.

Mr. Morgan suggested adding an additional paragraph on the studies to be conducted on PAH's in the E.A. Mr. Barrett agreed.

Mr. Morgan pointed out that there was a typographical error on page 29, 4th paragraph, the word "fire" should be "fireboat". In addition, on page 41, the fifth line down, under "Fetch length", there should not be space after "with a".

Ms. Kemper commented that on page 19, with regards to the NOx pounds for 2008, she could not figure out how the numbers were going to go up that significantly compared to the 1998 pound.

Chairperson Jepsen opened the meeting up for a public hearing.

Mr. Dale Roberts, speaking on behalf of the League to Save Lake Tahoe, commented that the League strongly supports the proposed Ordinance and recommends that the APC support staff's recommendations at this point. He believed that it was time to get beyond this item and stop trying to slice out each section of the Ordinance. In addition, the duration and frequency of use of the two-stroke engines is not an issue; it's the impact that these engine-types cause. Mr. Roberts was of the opinion that the present wording in the Ordinance reflected this and thus, the League was in support of the proposal as presented.

Since no one else wished to comment, Chairperson Jepsen closed the public hearing.

Mr. Porta suggested including benzene or toluene in the list of MTBE, PAH's or the BTEX compounds under Goal #10, page 18, from the standpoint that benzene and toluene have specific health-affect related water quality standards.

MOTION by Ms. Kemper, with a second by Mr. Morgan, to recommend approval to the Governing Board of the amendment of Code Chapter 81, Water Quality Controls; and Goal #2, Chapter 2, Water Quality Subelement, of the Goals and Policies Plan to Clarify the Prohibition of Certain Watercraft in the Tahoe Region, with the additions of adding benzene and toluene to Goal #10, the January 27, 1999, deadline, along with the changes that were made by Mr. Morgan. The motion carried unanimously.

VI. PLANNING MATTERS

A. Status Report on Lowering the Individual Parcel Evaluation System (IPES) Line

Senior Analyst Soil Specialist Joe Pepi presented a status report on lowering the Individual Parcel Evaluation System (IPES) line.

Mr. Marchio questioned if TRPA's work program for the next year included addressing the issue of in lowering the IPES score in California, and Mr. Pepi replied yes.

Ms. Kvas questioned when TRPA anticipated the IPES line lowering in Washoe County, and Mr. Pepi replied that it is supposed to go before the Governing Board this month and if approved, would be effective immediately.

Mr. Cole commented that he has never understood what the purpose is of the vacant lot equation business.

Mr. Pepi replied that under the Bailey, the lots that were considered sensitive were not allowed to be developed at all; and under the IPES system, the assumption was that a lot could be developed only after a substantial number of them had been acquired to justify lowering the line below its initial point. The incentive was to give people an opportunity to build that were closer to the IPES line by retiring those that were sensitive by a substantial portion. Therefore, the development would be directed on more suitable lots. When the IPES line gets down to 300 in Washoe County, most of time one would have to come through an SEZ for utilities and access; in several cases, that is where the IPES points were reduced and they also tend to be very steep lots, steep access and very high cuts. Consequently, the potential impacts are greater as you drop down in the inventory, so the idea was to try eliminate as many of those as possible. When those lots were finally built on, there were relatively few of them, and the other water quality improvements and SEZ restoration projects completed in this period would help to mitigate the development on those more sensitive lots.

Mr. Cole was of the opinion that the real purpose of the equation was to create a legal protective envelope around the TRPA so that TRPA could say "all lots are potentially buildable but we are not going to let you build on them unless we retire the ones that are the most sensitive". Mr. Cole commented that he did not understand why we have to have this retirement factor; he didn't understand what the correlation is if TRPA is not trying to acquire some of the lots that are actually less sensitive and closer to the line.

Mr. Pepi replied that the acquisition was focused on all lots that were below the line, regardless of how close or how far from the line they were.

Ms. Kvas commented that the reality of having a lot with a low IPES score in Incline Village, for example, is that they are almost impossible to build on. By the time an owner goes out and tries to find coverage in that hydrological zone and in that land capability, the costs are $80,000 to $90,000 to transfer coverage to the lot, if one can find the coverage. Ms. Kvas further stated that even then, one has a lot that is still only supports1,800 square feet of driveway and footprint. Those lots are not being built on, even though it looks like they have the potential. People are instead buying another lot that is 30 years old and tearing that down and building another home. Consequently, the low IPES score lots are not being built on.

Mr. Cole stated that Ms. Kvas' comments illustrates the point he is trying to make of why this criteria is necessary.

Mr. Barrett stated that there were approximately 18,000 vacant lots and there was a disagreement as to whether one could build on a 1 – 3 classified lot, which was one of the primary issues in the

1980's. The IPES system, which was developed by Bill Morgan, scored the lots and about one third of the lots were considered high hazard or sensitive. That amount of 6,000 – 8,000 lots could have a cumulative impact that was significant. On the other side of the coin, if one person wanted to build on a sensitive lot, there probably would not be a very significant impact. The parties agreed if we could get rid of 80% of the sensitive lots; put together a monitoring program that monitored this, and monitored a water quality improvement program that meets the other test, we could go with IPES and implement the program. The cumulative impacts possibilities should be significantly reduced. The retired parcel target number of 20% in California and 33% in Nevada was established because of the buyout programs and the ability to actually perform and meet those targets. The original number was 20%. We did calculations of buyout rates over several years to get to establish these targets. The concept was TRPA had a big pool of lots and there was a significant impact, but if we reduced it to a much small number, then people could agree that the impacts could possibly be mitigated by the water quality improvements, etc. The 80% target number for California was a judgment call. The concept was to get rid of the big inventory and then start gradually going down and give the buyout programs time to do that. The people of California and Nevada were passing bond acts, and we wanted to make sure they were implemented and worked. That factor was programmed into IPES. It was not necessarily a legal thing; if we were trying to be legal, we would have put stream zones in there and stream zones are causing us some grief.

Mr. Cole asked why doesn't TRPA just say there are certain lots that are never going to be built on because they are too sensitive, and we are not going to allow them. Mr. Barrett stated that we did that with stream zones because they have treatment capacities and a net benefit for not being built on.

Mr. Barrett stated that these were consensus agreements that were done before the Code was adopted. These were fundamental agreements and these basic principals were put into the 208 Plan. There is a lot of detail that was not put into the 208 Plan and had to be worked out later and put into the Code. Mr. Barrett stated that staff is concerned with getting the best numbers. The next step is to work with the consensus group and look into Code changes and interpretations of certain types of data and then, if necessary, make a 208 Plan amendment. If the APC would like to change the 20% rule and make it 30%, that is a 208 Plan amendment, it would not be our first choice, but it is a possible choice. Further, Mr. Barrett stated that TRPA is committed to solving this problem. It is important for us to honor our commitments.

Mr. Cole appreciated Mr. Barrett's comments, but was of the opinion that we were just massaging things to try and accomplish something that people are starting to recognize is not happening the way it was originally intended. He believed that people with IPES scores below the line, but at the upper end, are effectively being held hostage because the other lots at the lower end have not been acquired and realistically they are never going to be built on anyway.

Mr. Barrett stated that there are about 3500 lots above the line in El Dorado and a large number below the line; in extreme cases like Washoe County, you get down to the 300's and the line has gone through several years of going down, so there are probably only 40 lots left below the line.

Mr. Haen questioned if there was risk if your did the same analysis that your are doing for Placer County and El Dorado County, that Douglas and Washoe would no longer meet the equation. Mr. Pepi replied that he did not believe so. He stated that the same analysis was done in each jurisdiction.

Mr. Doughty cautioned against dealing with lot consolidation issues because typically those are done through a deed restriction type of situation and, at which time, someone then comes back and says "I have two legal parcels". Mr. Doughty stated that the County has had these situations and the value has been extremely high because say the house that is built across the street with three or four parcel lines and they decide to demolish the structure and then ask TRPA and the County for a determination that those lot lines actually exist as legal parcels of record. We need to recognize that consolidation is a odd situation and isn't necessarily a done deal. Mr. Doughty stated that there is no guaranty that those parcels will be called back at some point as recognized legal lots of record.

Ms. Kvas stated that if someone has a consolidated lot and then demolishes a house and attempts to put back the lots that were there, it does require an IPES score for each lot.

Chairperson Jepsen opened the meeting up for a public hearing. Since no one wished to comment, Chairperson closed the public hearing.

VII. REPORTS

A. Executive Director

Executive Director Jim Baetge stated that the Permit Consolidation Report is being circulated now as part of the EIP program. Mr. Baetge stated that Rick Angelocci would be giving a presentation next month to go through the document. He hoped that we get a lot of attention from the local jurisdictions to do the permit consolidation correct. The intent is to better achieve thresholds through a better regulatory process. He commented that Mr. Wells would be reviewing the budget process with the APC.

Mr. Wells stated that our budget process is worked between California and Nevada, and Nevada, being on a two-year biennium process and California being on an annual budget process, makes it very complicated. Nevertheless, TRPA had distinct budget enhancement requests that we presented to the two states for the coming fiscal year. The biggest one is the Environmental Improvement ("EIP"). We had two-years of funding for that program on a pilot program basis to basically get it off the ground, but it is far deficient to really do what we need to do to keep that program going. TRPA has requested a very substantial increase in that program from the two states. We have also requested the enforcement and public education funding for the motorized watercraft ordinances that will be going into effect this June. That also includes the 600-foot no wake zone that has been in effect for a year now. The other areas that we have asked for increases are in our Legal budget; just our day-to-day legal costs, not even counting the large suits that we've been working on over the last year, have increased our costs in that area. We have asked for addition funding to meet our actual costs in that area. Additionally, the EIP identified that we need to do somewhere near 80 different studies relative to the thresholds themselves to make sure they are on target, they are accurate and they are the best means of measuring the desired results that we are looking for at the Lake. We have asked for continued funding in that area. Finally, in the area of employee benefit costs, we have asked for addition funding, which keep going up, but yet we never seem to have the funding to cover those costs.

Mr. Wells continued that when all those costs are added up, it comes close to a million and a half dollars in increased funding to our budget, which is a substantial increase request this year. TRPA has about a four-million dollar budget. To date, both the new Governors and Administrations have agreed to our requests; we may be talking about $100,000 here or there that is being reduced, but for the most part, our request is being considered. Both Governors forwarded those budgets to

the Legislature, and we will be starting to go through the Legislative process in the coming months. TRPA is optimistic because submitting a request that large to two new administrations coming into place and getting their support immediately is a real big plus for us.

B. Legal Counsel

Agency Counsel John Marshall stated that in terms of litigation, there have been no major developments since the last APC meeting. He mentioned that, particularly in California and perhaps as a result of that in Nevada as well, the Attorney General's Office in both states have become much more active in supporting TRPA and its various pieces of litigation, as well as wanting to come up and talk with us and see what they can do to help us out, arranging from enforcement actions and budget. Mr. Marshall commented that this was an encouraging sign that the Attorney General's Office in both states are becoming more active in the Basin in terms of aid and what we do.

C. APC Members

Mr. Porta commented that it was his understanding that Governor Guinn in Nevada was still working on the budget and everything is pretty much fair game as far as he's been told. The Governor is still trying to deal with up a shortfall of up to one hundred and forty-five million dollars. Mr. Porta stated that this was just a word to the wise.

Mr. Haen questioned why 11 out of the 12 APC meetings are scheduled to be held at the North Shore. Mr. Wells stated that he was not aware of this. He commented that TRPA has experienced some cost increases in the current facility here and the South Shore is limited in terms of meeting space, and he believed they were scheduled to be held at the North Shore to keep our costs down.

Ms. Kemper stated that Lahontan has changed their Board meeting dates to the second Wednesday and Thursday of every month so there may be some conflict of her attending the APC meetings, but she plans to have an alternate to replace her during those times. Ms. Kemper said that this time schedule could change since the Governor did not confirm a number of spots on Lahontan's Board so there will be no Board meeting this month because currently there are only three Board members sitting on their nine-member board.

Mr. McDowell requested a status report on how the Hearings Officer is working. Mr. Wells stated that Rick Angelocci would be giving an update next month. In addition, the Forest Service received notice that they are going to get funded for $1,000,000 for land acquisitions for the fiscal year 1999.

Ms. Kvas stated that since six of the APC meetings will be held in Incline Village, she and Paul Morgan are going to have to be the social secretaries and come up with locations for lunch spots. She commented that she knew of some companies that bring food in and do a really nice job of catering because The Chateau is really out of the way.

Mr. Cole stated that the Park Avenue Redevelopment Project is being delayed for about a year, which is sad in a way but it probably means that it will be a better project. Mr. Cole hoped that the bond market stays where it is because a year or a few months period of time can change things radically, as far as financing is concerned, which could be a big problem. He thanked the APC for indulging him with his questions earlier.

Mr. Marchio stated that the newspaper stated that the delay for the Park Avenue Redevelopment project would a year, but it's really about a sixth month actual time delay. If everything goes smoothly in this sixth-month period, we would be doing acquisitions and removing of asbestos and those kinds of thinks. Hopefully, the end result would be no lost time at all.

Mr. Baetge commented that both Governors endorsed the Metropolitan Planning Organization. We are basically an MPO now and by July 1, 2000, we will be completely there. Mr. Richard Wiggins from the TRPA staff will be the Transportation Manager for not only the MPO but the TTD and TRPA.

Mr. McDowell stated that the Forest Service would be meeting today at 1:30 with the Washoe people and the objective is to inform the Tribe that the Forest Service is announcing, through our notice of intent process, our proposed action for Cave Rock. Today's meeting will be the public announcements and printing of the notices in the Federal Register about embarking on an EIS for the management of Cave Rock.

Mr. Doughty commented that there are a number of bill drafts going through the Nevada Legislature starting now through February and one of those is a revision to allow the County's Transportation District to use funding; the transient taxes that we use for road purposes in the Transportation District; for parking-related facilities. It affects the Highway 28 and Highway 50 parking lots and the potential for a parking structure at the County complex and things of that nature. Any support that we can get by writing to the Legislature would be greatly appreciated. Mr. Doughty stated that he would get the bill draft number if anyone is interested. Mr. Baetge requested the bill draft number be sent to TRPA.

Mr. Jepsen thanked TRPA staff for the updated APC list with the names, addresses and phone numbers of the members.

VIII. ADJOURNMENT – The meeting was adjourned at 11:12 a.m.

Respectfully submitted,

Sue Mikanovich

Sue Mikanovich
Clerk to the Commission

This meeting was taped in its entirety. Anyone wishing to listen to the tapes may call (775) 588-4547 to make an appointment. In addition, written documents submitted at the meeting are available for review at the TRPA office, 308 Dorla Court, Zephyr Cove, Nevada.

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada
www.ceres.ca.gov/trpa

P.O.B. 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547
Fax (702) 588-4527
Email: trpa@sierra.net

MEMORANDUM

February 2, 1999

To Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Map Showing Need for Water Quality Improvements Pursuant to Requirements of Chapter 37, Individual Parcel Evaluation system, Section 37.10.A., Installation of Water Quality Improvements in Vicinity of Parcels in El Dorado, Placer, and Washoe Counties

Proposed Action: To amend the official map delineating water quality improvements in the vicinity of parcels as set forth in the attached adopting ordinance (see Attachment A).

Staff Recommendation: Staff recommends that the Advisory Planning Commission recommend the adoption of the attached map amendments and their respective scores.

Background: At their October 1987 meeting, the Governing Board adopted the map, *Need for Water Quality Improvements* (2" = 1 mile), delineating water quality improvements in the vicinity of parcel. Preparation of this map was based upon field data collected during the summer of 1987 pursuant to Subsection 37.2.G of the Code of Ordinances:

37.2.G Need For Water Quality Improvements In Vicinity Of Parcel: The maximum score for need for water quality improvements in vicinity of parcel is 50 points.

(1) Preparation Of Map: TRPA shall prepare a map identifying areas within which the need for the water quality improvements listed in Table G-1 of the Technical Appendices is the same. The Lake Tahoe Basin Water Quality Management Plan (208 Plan) maps shall be used as a guideline for determining the level of improvements needed.

Areas shall be assigned point values in accordance with Table G-1 of the Technical Appendices. The points assigned shall be equal to the mathematical difference between 50 points and the total of the negative points received due to the combination of water quality improvements needed.

(2) Assigning Scores To Parcels: Each parcel shall receive the score assigned to the area, established under Subparagraph (1), above, in which the parcel is located.

G. Need For Water Quality Improvements in Vicinity of Parcel

TABLE G-1

NEEDED WATER QUALITY IMPROVEMENTS

Needed Improvement	Points
None	50
Revegetation	- 6
Rock-lined or vegetated ditches	- 8
Curb gutter or paved swales	- 8
Storm drain pipes	- 8
Retaining walls	- 4
Rock slope protection	- 4
Paved roads	- 8
Sediment basins	- 4

Since adoption of this map, numerous water quality improvement projects have been implemented within the Lake Tahoe Basin. As anticipated within the IPES system, one of the ways that a parcel's IPES score may be increased (37.10.A) is through "water quality improvements of the type considered in subsection 37.2.G are installed in an area, subsequent to TRPA preparing the maps in accordance with subparagraph 37.2.G(1)."

Upon implementation of these projects, "TRPA shall amend the map by increasing the point values identified in Table G-1 for the improvements installed. The scores received by parcels located in areas where point values are increased in this subsection shall be increased to reflect the new point value."

Amendments proposed by staff are intended to:

1. Account for water quality improvement projects implemented since 1997; and

2. Increase the point scores for those parcels affected by these projects pursuant to 37.10.A. of the Code of Ordinances.

Discussion: The proposed amendments are based on field data collected during the fall and winter of 1998-1999. Point values were assigned according to the scoring criteria in Table G-1. Properties affected by the score increases were restricted to only those parcels immediately within the vicinity of the water quality improvement project.

To maintain the original intention of identifying and scoring areas within which the need for improvements are the same, the proposed amendments delineated several areas that are smaller than those identified on the official map. This reflects the fact that improvements often addressed portions of the originally mapped areas.

Number	Jurisdiction	Water Quality Improvement Project	Existing Score	Proposed Score	Map #
1	El Dorado County	Angora Erosion Control, Phase II Total Cost: $1,075,388	16	50	2
2		Hekpa Erosion Control Project Total Cost: $774,789	24	50	3
3	City of South Lake Tahoe	Beecher-Lodi	30	50	4
		Erosion Control Total Cost: $815,000	16	50	4
4		Al Tahoe/Pioneer Trail/Bijou Creek Erosion Control Total Cost: $1,100,000	34	50	5
5	Placer County	Homewood Canyon Erosion Control Total Cost: $208,822	24	32	6
6	Washoe County	Ski Way Water Quality Improvement Project Total Cost: $576,892	44	50	7
7		Ponderosa Subdivision Erosion Control Projects Total Cost: unreported	28	38,38,46	8
8		Country Club/Divet Court Revegetation Project Total Cost: unreported	44	50	9
Water quality improvement projects completed during 1997 and 1998, which did not result in changes to water quality scores under IPES are listed below.					
9	Placer County	Ward Creek Debris Removal Total Cost: $153,358			
10		Blackwood Creek Debris Removal Total Cost: $4,684			
11		Tahoe City Urban Improvement Project Phase I Total Cost: $4,503,000 (Commercial)			
12		Agate Road Erosion Control Project, Phase II Total Cost: $43,906 (WQ scores updated 1997)			
13	Douglas County	Elk Point Erosion Control Project Total Cost: $130,983 (Commercial)			

Required Findings: The following findings must be made prior to adopting the proposed amendments:

Chapter 6 Findings

1. Finding: 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.

   Rationale: The amendments are consistent with Chapter 37 of the Code of Ordinances. Subsection 37.10.A. anticipated the need for amendments and established the criteria for the related IPES parcel score increases.

2. Finding: The project will not cause the environmental thresholds to be exceeded.

   Rationale: The amendments are consistent with the Regional Plan and will not cause the environmental thresholds to be exceeded.

3. Finding: Wherever federal, state, and local air and water quality standards applicable to the Region, whichever are stricter, must be attained and maintained pursuant to Article V(d) of the Compact, the project meets or exceeds such standards.

   Rationale: See findings 1 and 2 above.

4. Finding: The Regional Plan and all of its elements, as implemented through the Code, Rules and other TRPA plans and programs, as amended, achieves and maintains the thresholds.

   Rationale: For the reason set forth in the rationale for finding 1 above, these amendments better implement the Code and Regional Plan and will assist in the achievement and maintenance of the environmental thresholds.

Attachments: Proposed map amendments and proposed new scores.

If you have any questions or comments regarding this agenda item, please contact Tom Sinclair at (702) 588-4547.

TAHOE REGIONAL PLANNING AGENCY
ORDINANCE 99 –

AN ORDINANCE AMENDING ORDINANCE NO. 87-9, AS AMENDED, BY AMENDING THE REFERENCE MAP FOR THE INDIVIDUAL PARCEL EVALUATION SYSTEM RELATING TO THE NEED FOR WATER QUALITY IMPROVEMENTS; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

The Governing Board of the Tahoe Regional Planning Agency does ordain as follows:

Section 1.00 Findings

1.10 It is necessary and desirable to amend TRPA Ordinance 87-9, as amended, which ordinance relates to the Regional Plan of the Tahoe Regional Planning Agency (TRPA) by amending the Individual Parcel Evaluation System (IPES) reference may related to the need for water quality improvements, in order to further implement the Regional Plan pursuant to Article VI(a) and other applicable provisions of the Tahoe Regional Planning Compact.

1.20 The Advisory Planning Commission (APC) conducted a noticed public hearing on these amendments and recommended adoption of the amendments. The Governing Board also conducted a noticed public hearing at which oral and documentary testimony was received and considered by the Board.

1.30 The Governing Board has determined that the amendments have no significant environmental effect, and thus are exempt from the requirement of an environmental impact statement pursuant to Article VII of the Compact.

1.40 The Governing Board finds that, prior to the adoption of this ordinance, the Board made the findings required by Chapter 6 of the Code and Article V(g) of the Compact,

1.50 The amendments adopted by this ordinance continue to implement the Regional Plan, as amended, in a manner that achieves and maintains the adopted environmental threshold carrying capacities as required by Article V(c) of the Compact.

1.60 Each of the foregoing findings is supported by substantial evidence in the record.

Section 2.00 Amendment to the IPES Reference Maps

Subparagraph (1)(a) of Subsection 6.40 of Ordinance No. 87-9, as amended, is hereby further amended by the addition of the double underlined language to read as follows:

6.40 Reference Maps

(1) IPES MAPS: The IPES working maps include:

a) Need for Water Quality Improvements at the scale of 2" = 1 mile (October 1987), as amended by:

i) Exhibits 1 through 28, inclusive, attached hereto and dated October 1991,

ii) Exhibits 1 through 13, inclusive, attached hereto and dated May 4, 1994,

iii) Exhibits 1 through 12, inclusive, attached hereto and dated December 9, 1997,

iv) Exhibits 1 through 9, inclusive, attached hereto and dated January, 1999.

Section 3.00 Interpretation and Severability

The provisions of this ordinance and the amendments to the maps adopted hereby shall be liberally construed to effect their purposes. If any section, clause, provision or portion thereof is declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance, or the amendments to the maps, shall not be affected thereby. For this purpose, the provisions of this ordinance and the amendments are hereby declared respectively severable.

Section 4.00 Effective Date

Pursuant to Section 12.3, this ordinance shall become effective 60 days after the date of this adoption.

PASSED AND ADOPTED by the Governing Board of the Tahoe Regional Planning Agency at a regular meeting held February 24, 1999 , by the following vote:

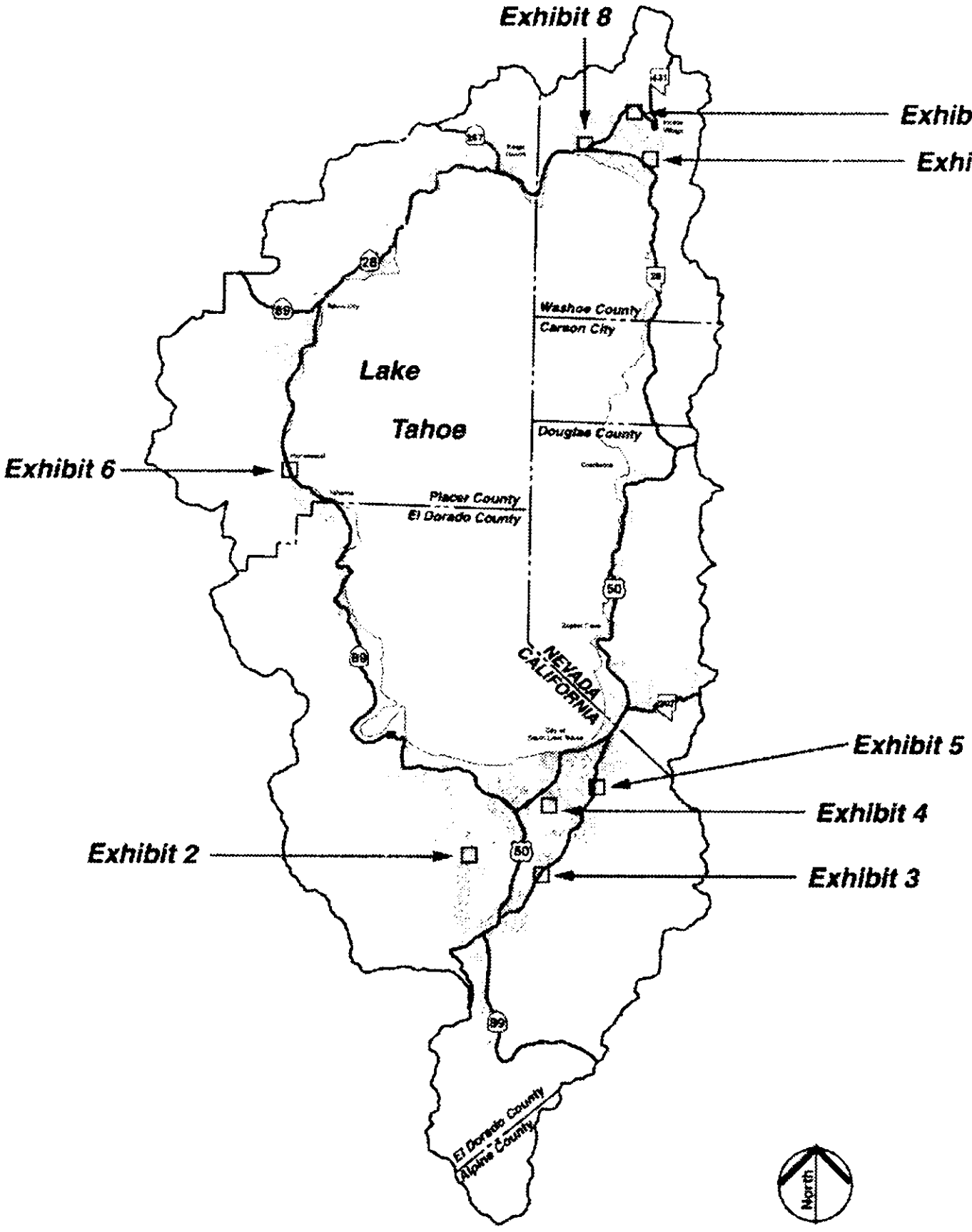
Ayes:

Nays:

Abstentions:

Absent

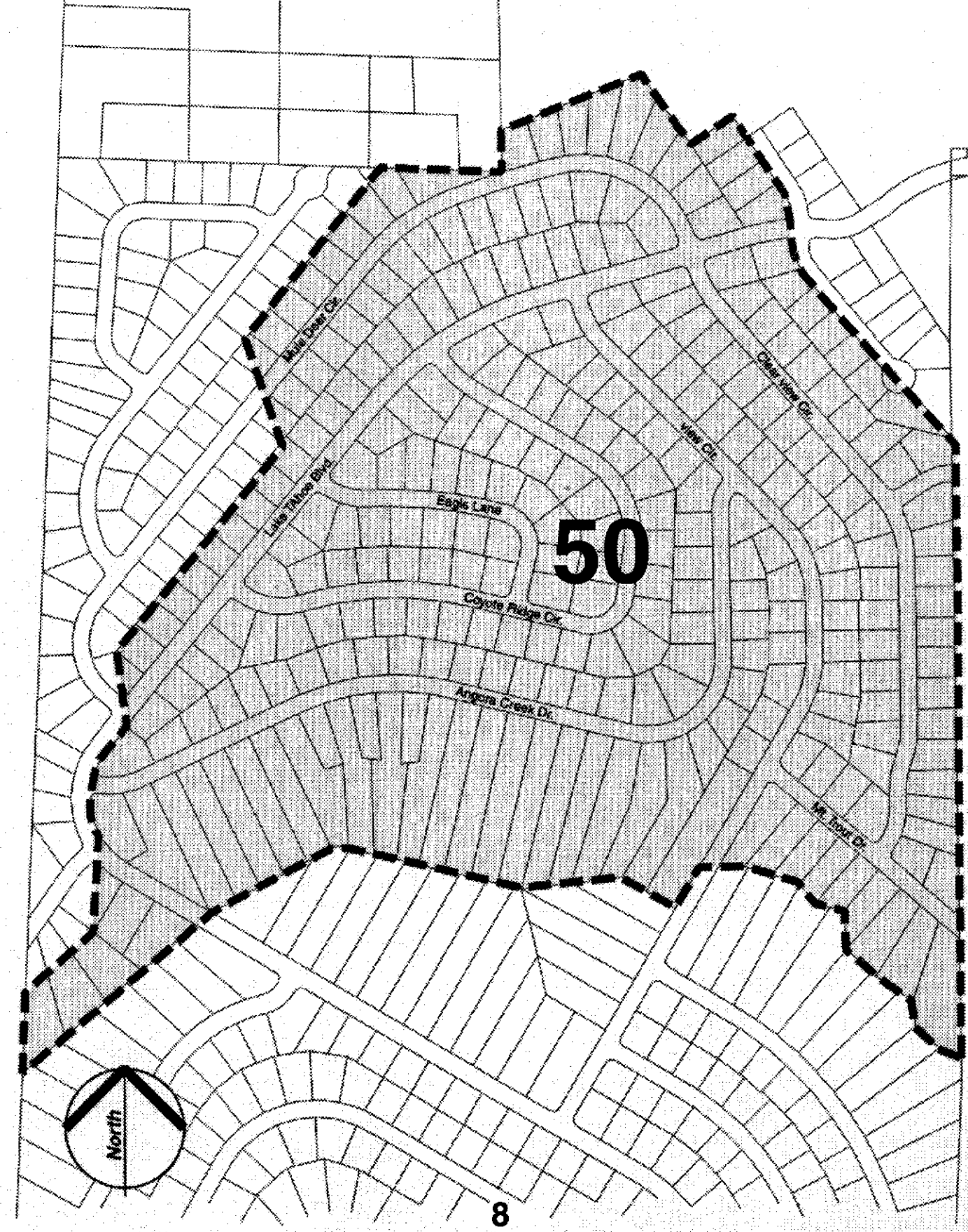
Larry Sevison, Chairman
Tahoe Regional Planning Agency



WATER QUALITY IMPROVEMENT PROJECTS INDEX

EL DORADO COUNTY
WATER QUALITY IMPROVEMENT PROJECT
Angora Phase #2
IPES WQ IMPROVEMENT SCORE = 50

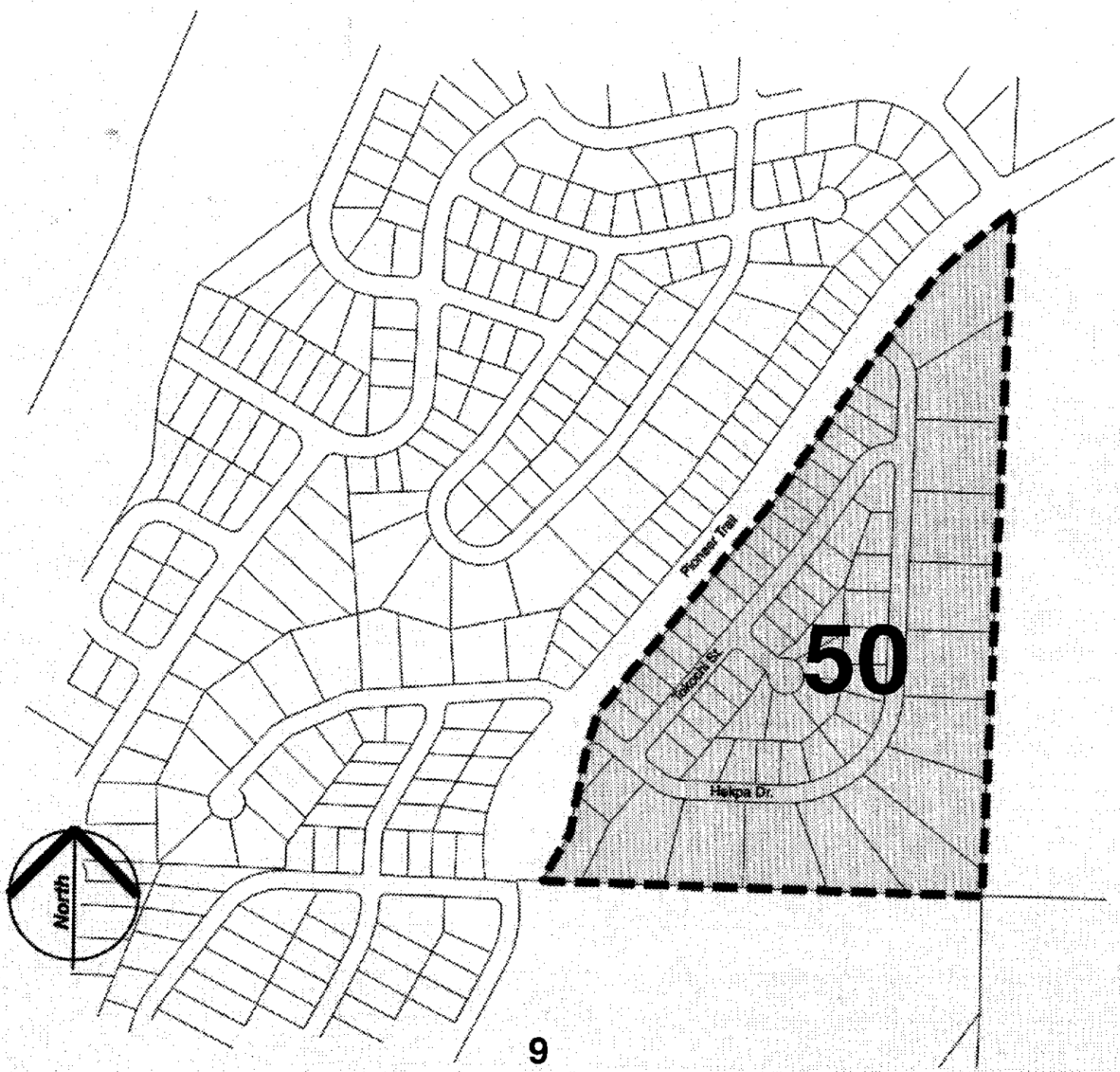
Exhibit 2
01-12-99



EL DORADO COUNTY
WATER QUALITY IMPROVEMENT PROJECT
HEKPA

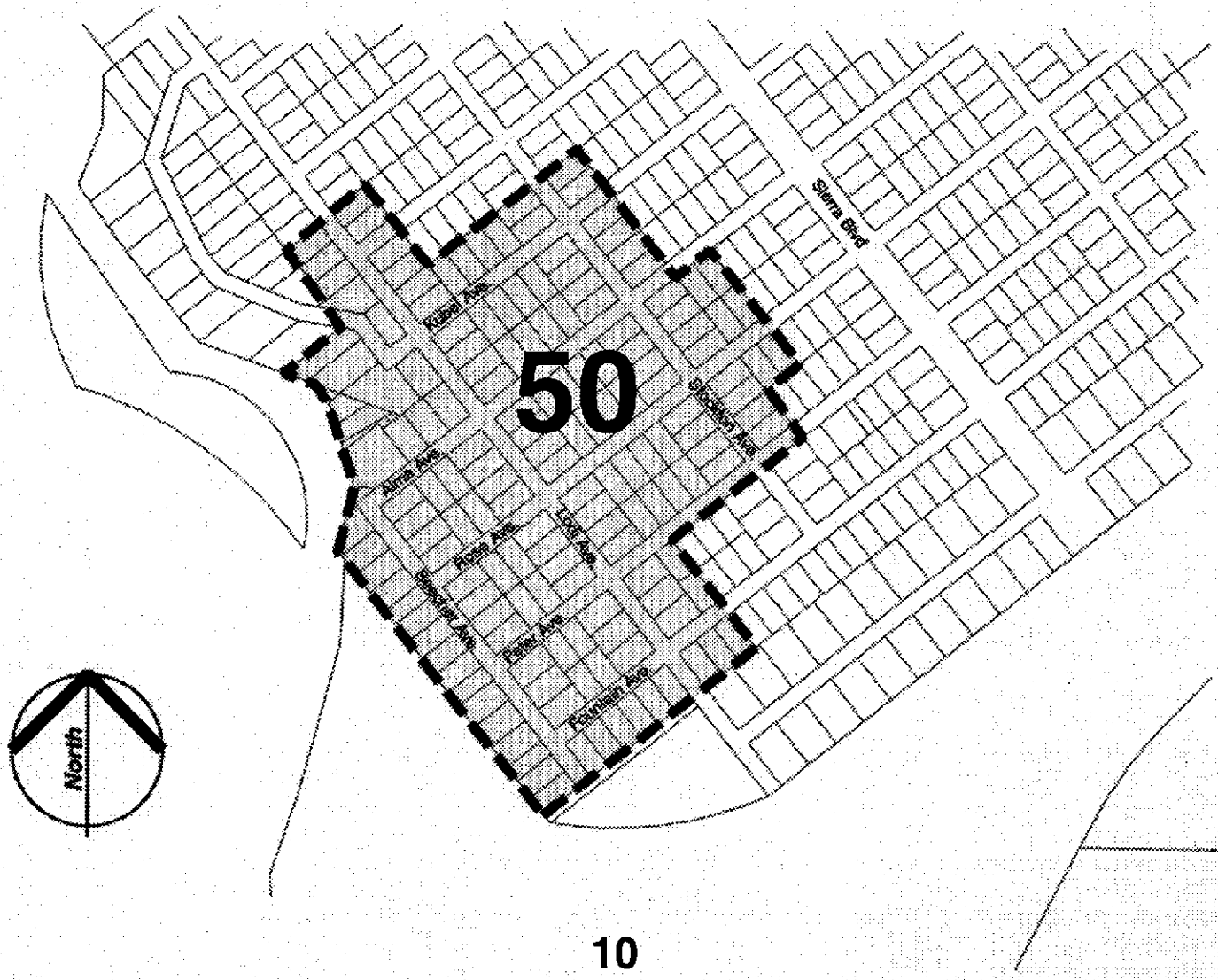
IPES WQ IMPROVEMENT SCORE = 50

Exhibit 3
01-12-99



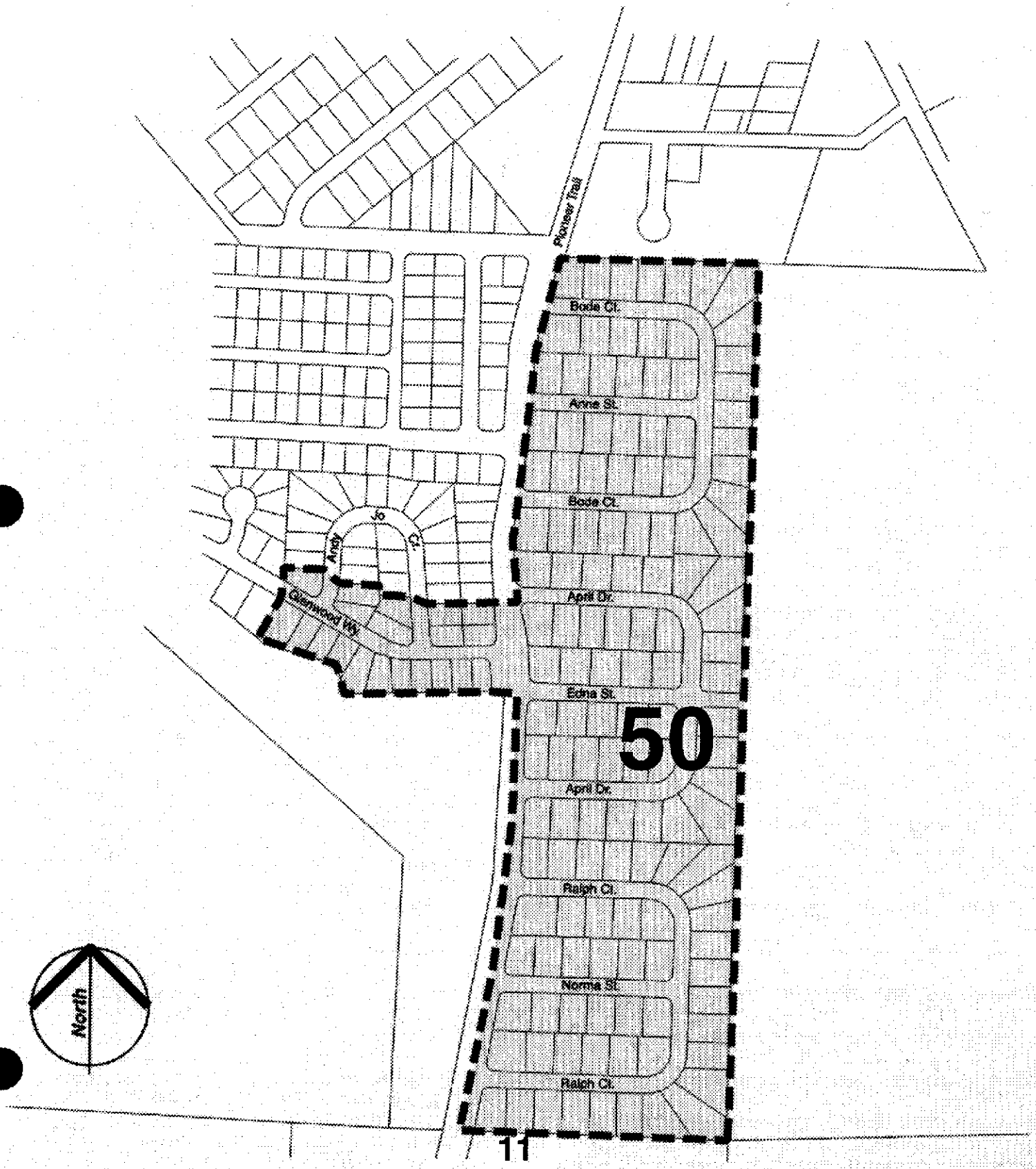
BEECHER/LODI
EROSION CONTROL PROJECT
IPES WQ IMPROVEMENT SCORE = 50

Exhibit 4
01-12-99



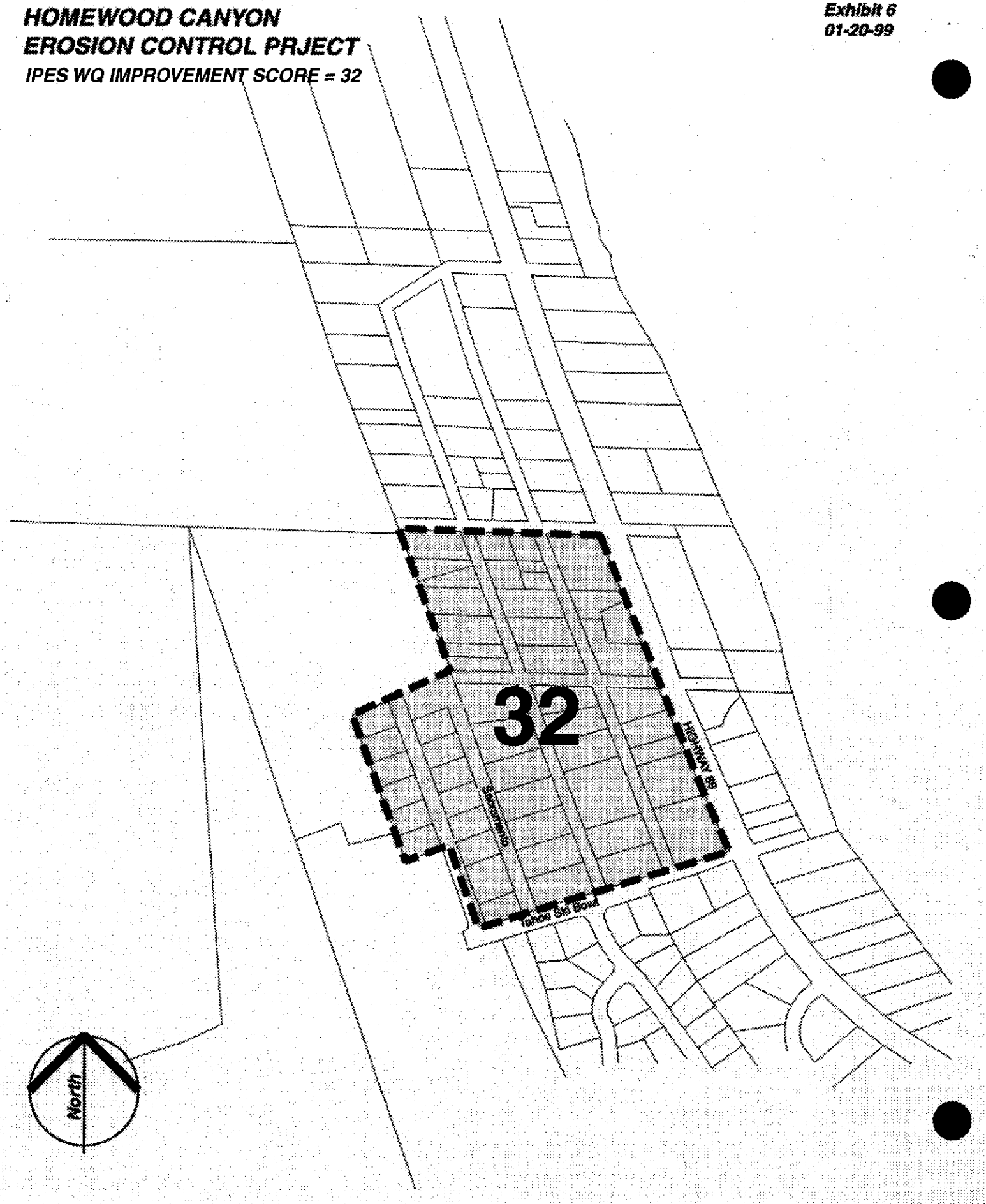
AL TAHOE/PIONEER
BIJOU CREEK EROSION
CONTROL POJECT
IPES WQ IMPROVEMENT SCORE = 50

Exhibit 5
01-12-99



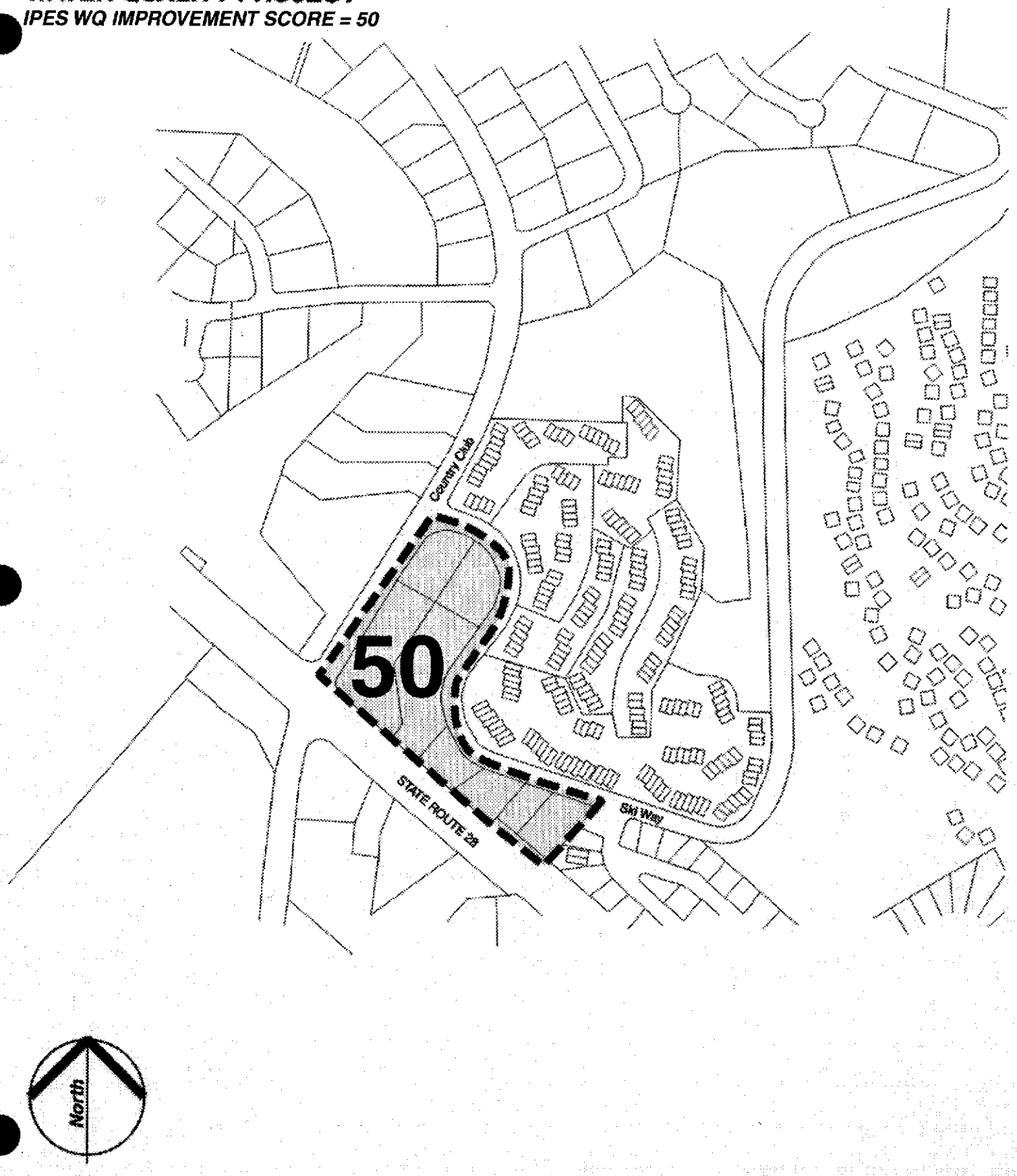
HOMEWOOD CANYON
EROSION CONTROL PRJECT
IPES WQ IMPROVEMENT SCORE = 32

Exhibit 6
01-20-99



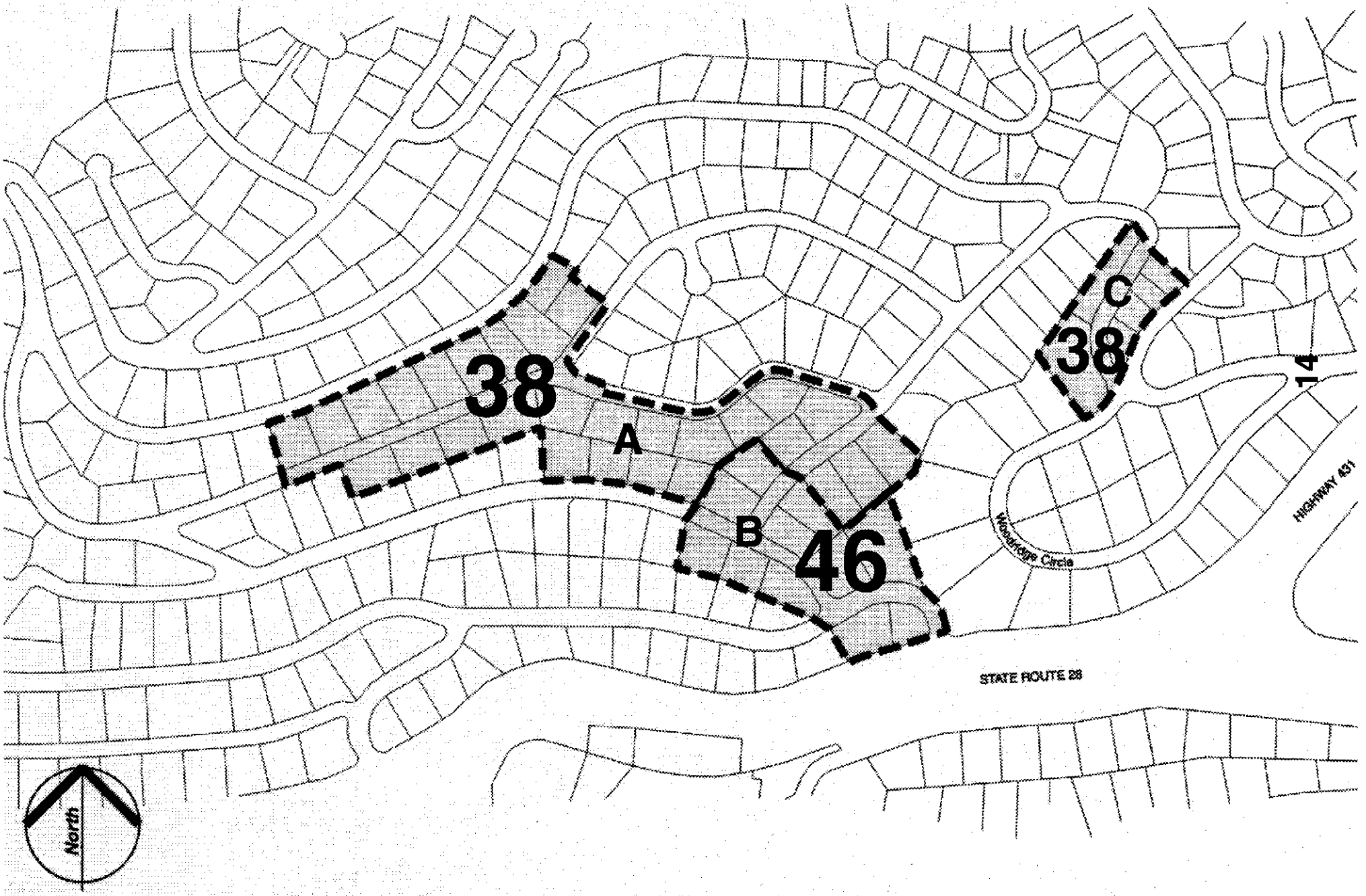
SKI WAY
WATER QUALITY PROJECT
IPES WQ IMPROVEMENT SCORE = 50

Exhibit 7
01-20-99



PONDEROSA SUBDIVISION
EROSION CONTROL PROJECTS
IPES WQ IMPROVEMENT SCORES: A = 38
B = 46
C = 38

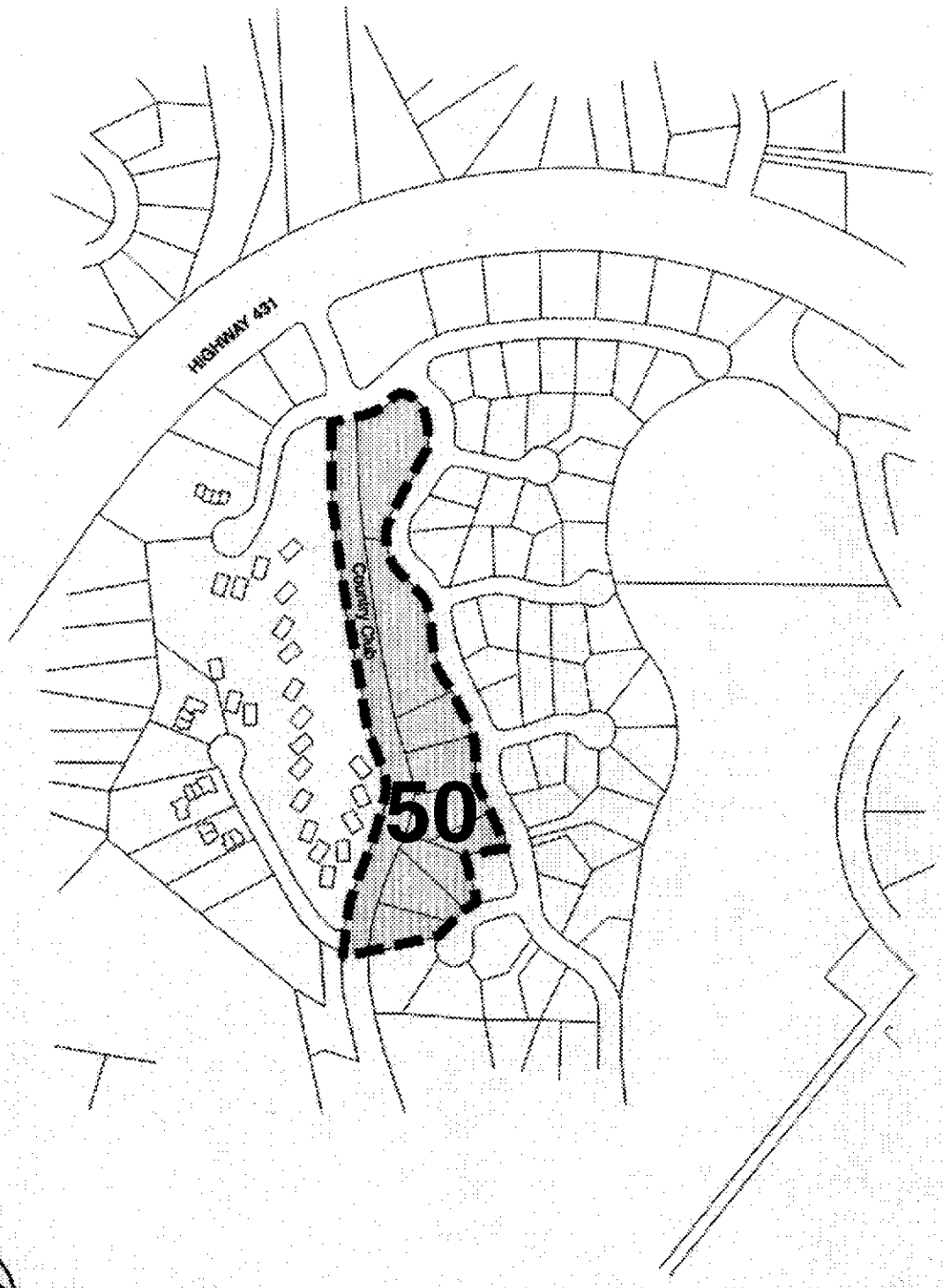
Exhibit 8
01-20-99



COUNTRY CLUB/DIVOT COURT REVEGETATION PRJECT

IPES WQ IMPROVEMENT SCORE = 50

Exhibit 9
01-20-99



TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada
www.ceres.ca.gov/trpa

P.O.Box 1038
Zephyr Cove, Nevada 89448-1038

Phone: (775) 588-4547
Fax (775) 588-4527
Email: trpa@sierra.net

February 1, 1999

To: Advisory Planning Commission

From: TRPA Staff

Subject: Permit Integration Program Action Plan

Last month staff handed out copies of the above-referenced document. The Permit Integration Program Action Plan sets forth a number of recommended actions which, when implemented, will result in better interagency coordination, savings of time, more timely achievement of the environmental thresholds, and improvements in the public interaction with the Lake Tahoe regulatory system.

Agency staff will make a presentation on the Action Plan at the February 10, 1999 APC meeting. No action on this item is requested. If you have any questions regarding the report, please contact Rick Angelocci at (702) 588-4547.

RA:

AGENDA ITEM VI.A.

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MEMORANDUM

February 3, 1999

To: Advisory Planning Commission

From: Kathy Canfield, Project Review Division

Subject: Scope of Impacts for an Environmental Impact Statement (EIS) for proposed improvement to Incline Park

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Incline Village General Improvement District (IVGID) is the owner of the property identified as Incline Park. This property consists of the area bounded by North Lake Boulevard to the north, Southwood Boulevard to the west, Incline Way to the south and the Sierra Nevada College Lake Campus to the east. This area has been determined to be a single project area through previous TRPA/IVGID permits. Existing facilities within this area include Incline Middle School, associated ball fields, an IVGID maintenance center, tennis courts and the IVGID Recreation Center.

Several projects are currently being proposed within this project area including a new ice arena, an office building for the Parasol Foundation (a non-profit public service organization), enclosure of the existing tennis courts for year-round use, and additions to the Recreation Center for IVGID offices and conference facilities. In addition, discussions of the Third Creek and Incline Creek SEZ restoration project (part of the Environmental Improvement Program – EIP) will be discussed as a portion of the creek is located within the project area.

Although IVGID is the property owner, they are not the proponent of the ice arena or Parasol Foundation office building projects. Both of these projects have separate organizations working on their development. IVGID is acting as the coordinator for all the parties in regarding the EIS development.

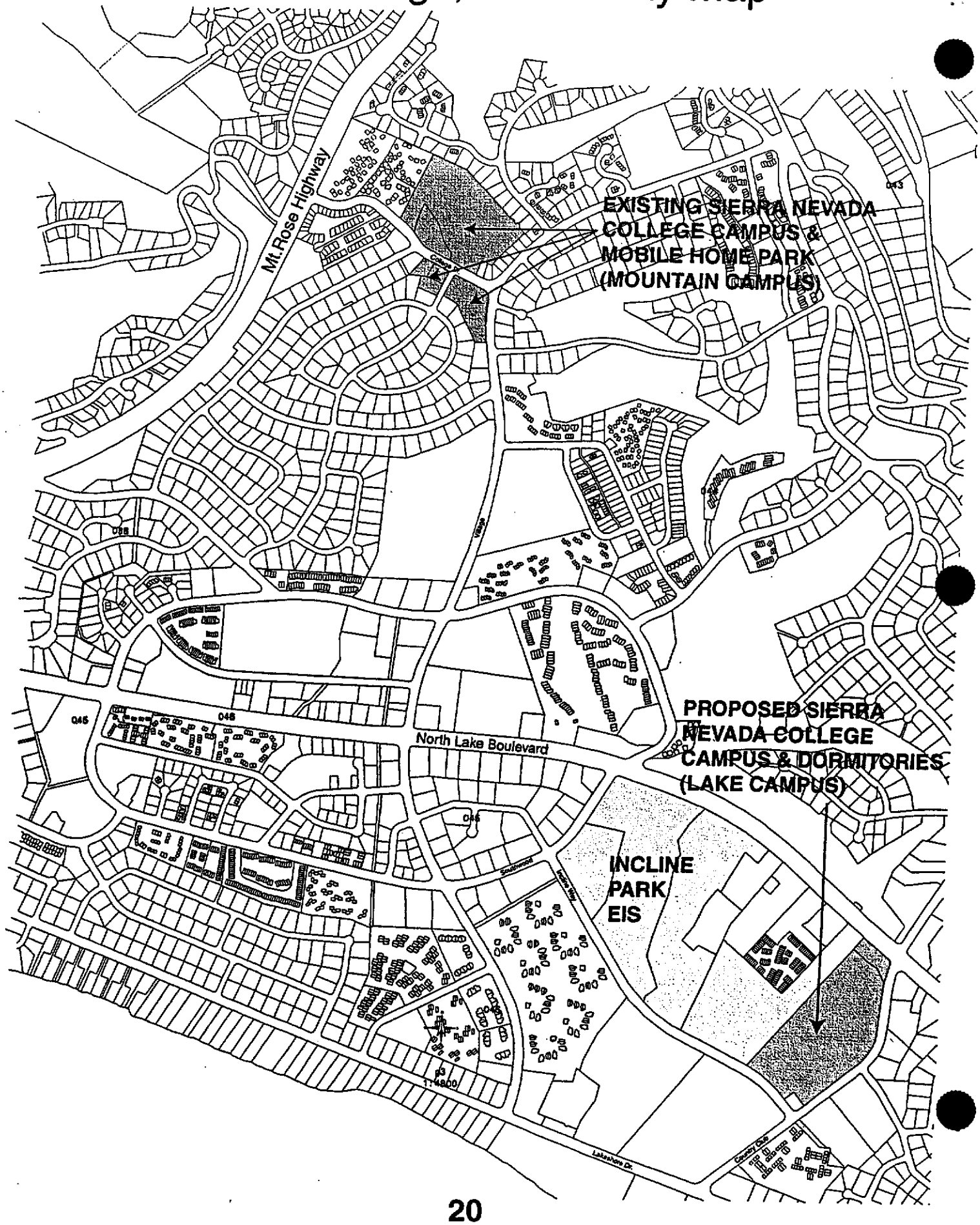
Because of all the above uses and their collective potential environmental impacts, TRPA is requiring an EIS be developed. Staff's initial concerns with these projects relate to floodplain, water quality, air quality and traffic issues. These concerns have been related to the applicant, however, the extent to which they will be addressed is a part of the scoping process. In addition, the range of project alternatives to be studied in the environmental document has not yet been determined.

Staff requests that the APC assist in the scoping of the EIS. In addition, staff is requesting APC solicit public comments at their meeting.

A location map, draft outline and IEC are included with this staff summary for your review. The applicant will be present to provide a brief presentation of the project. If you should have any questions, please contact Kathy Canfield at (775) 588-4547.

/kc

Incline Village, NV Vicinity Map



DRAFT

A PRELIMINARY TABLE OF CONTENTS FOR THE INCLINE VILLAGE RECREATION COMPLEX ENVIRONMENTAL STATEMENT

We offer this preliminary Table of Contents as a means of establishing a scope of work and facilitating discussions as to the content of the EIS. It is based on our understanding of TRPA informational needs, and our meeting with TRPA on December 29, 1998.

It is our understanding that IVGID will be the "proponent" with regard to preparation of the EIS. For discussion purposes, we refer to those who are advocating a specific project element as "participants." We acknowledge that IVGID is both a participant (you are advocating the conference wing and the covered tennis courts) and the proponent.

In places, we have annotated the table of contents. This serves to illustrate what would be addressed in that individual section and from whence we would derive information.

Chapter One - INTRODUCTION

1.1 Nature and Purpose of Project

This section will be developed based on information provided by the various participants.

1.2 Project Background

This section will provide a brief history of activities that have transpired on the Recreation Center site. To the extent that other, off-site locations are included in the project, the history of those locations also will be discussed.

1.3 Relationship to Other Projects

Other projects that would require consideration would be the Third Creek Environmental Improvement Project and the Incline Village Community Plan.

1.4 Report Organization

Chapter Two - PROJECT ALTERNATIVES

2.1 The Alternatives Identification Process

This section would describe how IVGID arrived at the slate of alternatives that are reviewed in the EIS. Critical here will be an understanding of how those alternatives were arrived at, and a listing of public meetings at which those alternatives were discussed.

2.2 Alternatives to be Evaluated

2.2.1 Alternative 1: No-Action

2.2.2 Alternative 2:

Aside from the No-Action Alternative, RCI will be dependent on IVGID to determine the nature and number of other alternatives. Presumably, there will one alternative (Alternative 2) in which everyone gets everything they want. Aside from that, RCI will rely on IVGID to assist us in deciding the nature and number of "reduced" alternatives that will be reviewed. The budget we provided to IVGID on January 5, 1999, assumes that two reduced alternatives will be assessed.

2.2.3 Alternative 3:

2.2.4 Alternative 4:

2.3 Alternatives Eliminated From Detailed Consideration

2.3.1

2.3.2

2.4 Proponent Preferred Alternative

2.5 Relationship to Land Use Plans, Policies, and Regulations

Chapter Three - THE AFFECTED ENVIRONMENT

Air Quality - Using existing Washoe County and TRPA data, RCI will describe existing air quality resource conditions. When assessing impacts, the greatest emphasis will be placed on vehicle emissions and new stationary sources. An air quality model will not be required, per TRPA.

Cultural Resources - Cultural resource inventories have been completed of the existing recreation center parcel. If the project is restricted to that parcel, it may be possible to eliminated this resource issue from detailed consideration. If the project extends onto surrounding parcels, or if other non-adjacent parcels become tied into the project, then additional inventories may be necessary and it will be necessary to include this issue in the EIS. For planning purposed, we have assumed that no such inventories will be required.

Economics - Depending on the programs developed by the various participants, it may be possible to demonstrate that the proposed project would not have any real potential to affect local economic conditions. If impacts will occur, be they adverse or beneficial, then there will be a need to keep this issue in the EIS. Since economic considerations played so heavily in discussions regarding the Recreation Center (and especially the conference center associated with that project), it may be difficult not to address this issue. If included in the EIS, analysis will rely on existing TRPA and county socio-economic data, and on information provided by the various participants.

Hydrology and Water Quality - The emphasis in this section will be any potential for impacts to surface and ground waters associated with Incline and Third creeks. Available information provided by TRPA, the Corps of Engineers, FEMA, and individual participants will be relied upon during our analysis of this issue.

Land Coverage - Capability and current coverage data will need to be updated for all parcels to be included in the project area. Relocation issues will need to be reviewed in detail. Analyses will rely on existing TRPA data and information provided by the various participants.

Land Use - Land use in the area is controlled by the Incline Village Community Plan and Washoe County planning guidelines. Review will need to demonstrate compliance with all appropriate land use plans, regulations, and guidelines. Analysis will rely on data contained in existing community and county planning documents.

Noise - At issue is the potential for increased noise levels as experienced by adjacent property owners. Analyses will rely on existing local and site specific data, manufacturer provided data (on stationary devices), and a limited assessment of traffic data.

Population and Housing - Depending on the programs developed by the various participants, it may be possible to demonstrate that the proposed project would have no potential to affect populations and housing. If so, it may be possible to eliminate this issue from detailed consideration.

Public Services and Utilities - Analysis of these issues would be necessary if new lines are required that will cross sensitive areas (SEZ, flood plain, etc.), if they will need to be extended to the project area from off-site, or if will-serve orders have not or cannot be

issued due to limited capacity. If none of these conditions apply, it may be possible to eliminate this issue from detailed consideration.

Recreation - Presumably, the project is proposed as the addition of new recreational facilities and the amplification of existing facilities. If so, this section will address the need for such new and enhanced facilities. Analysis will rely on existing industry data and information provided by the various participants.

Soils - Unless excavation limits, groundwater interception, or erosion control becomes an issue, it should be possible to deal with this issue at a very minimal level, or perhaps to set it aside all together. It is our assumption that, as necessary, participants have conducted soils/hydrology studies sufficient to meet the requirements of Chapter 64 of the TRPA Code of Ordinances.

Stream Environment Zones, Wetlands, and Flood Plains - Areas assigned to each of these designations will require special consideration during the analysis. That analysis will rely on locational information provided by agencies and various participants.

Threatened and Endangered Plants and Animals - TRPA indicated that there may be a need to address a certain species of frog. If so, it should be possible to limit this section an analysis of impacts to that one species. If no impacts will occur in SEZ, then it may be possible that we will not need to address this issue at all.

Transportation - Analysis of issues involving VMT, LOS, parking, pedestrian traffic, and other transportation issues will rely on information provided by traffic consultants retained previously by IVGID or other participants. Incorporation of this data would be facilitated if RCI could be provided electronic as well as paper copies of the traffic study.

Vegetation - Unless tree removal, forest openings, or SEZ impacts are an issue, it should be possible to deal with this issue at a very minimal level, or perhaps to set it aside all together.

Visual Resources - Numerous viewpoints were discussed at our meeting with TRPA: a view of the project area from the lake, from the Mt. Rose turn off, and from the Ski Lodge. Unresolved was whether or not there would be a need to prepare simulations from each of these locations, or whether the analysis of visual impacts could be conducted in the absence of simulations. This needs to be resolved.

Wildlife - It is anticipated that this section will only need to address fisheries. It should be possible to dismiss terrestrial wildlife as an issue requiring review.

Chapter Four - ENVIRONMENTAL CONSEQUENCES
Chapter Five - SUMMARY OF IMPACTS
Chapter Six - REFERENCES CITED
Chapter Seven - AGENCIES AND INDIVIDUALS CONSULTED
Chapter Eight - LIST OF CONTRIBUTORS

TRPA INITIAL ENVIRONMENTAL CHECK LIST

for

The Initial Determination Of Environmental Impact

Assessor Parcel Number(s) 127-040-07, 127-030-02,15,16

I PROJECT NAME AND DESCRIPTION: (use additional sheets, if necessary)

EIS for: Ice Arena
Parasol Fandation Office Bldg
Enclosure of existing tennis courts - year round use
Recreation Center: Conference facilities
IVGID offices

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.**

1 Land

Will the proposal result in:

a. Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?

Yes	No	No, with Mitigation	Data Insufficient
	X		

b. A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?

Yes	No	No, with Mitigation	Data Insufficient
			X

c. Unstable soil conditions during or after completion of the proposal?

Yes	No	No, with Mitigation	Data Insufficient
			X

d. Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?

Yes	No	No, with Mitigation	Data Insufficient
			X

e. The continuation of or increase in wind or water erosion of soils, either on or off the site?

Yes	No	No, with Mitigation	Data Insufficient
			X

f. Changes in deposition or erosion of beach sand, or changes in siltation, deposition or erosion, including natural littoral processes, which may modify the channel of a river or stream or the bed of a lake?

Yes	No	No, with Mitigation	Data Insufficient
			X

g. Exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards? – flooding

Yes	No	No, with Mitigation	Data Insufficient
			X

2 Air Quality

Will the proposal result in:

a. Substantial air pollutant emissions?

Yes	No	No, with Mitigation	Data Insufficient
			X

b. Deterioration of ambient (existing) air quality?

Yes	No	No, with Mitigation	Data Insufficient
			X

c. The creation of objectionable odors?

Yes	No	No, with Mitigation	Data Insufficient
	X		

d. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

Yes	No	No, with Mitigation	Data Insufficient
	X		

e. Increased use of diesel fuel?

Yes	No	No, with Mitigation	Data Insufficient
	X		

3 Water Quality

Will the proposal result in:

a. Changes in currents, or the course or direction of water movements?

Yes	No	No, with Mitigation	Data Insufficient
			X

b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20 yr. 1 hr. storm runoff (approximately 1 inch per hour) cannot be contained on the site?

Yes	No	No, with Mitigation	Data Insufficient
			X

c. Alterations to the course or flow of 100-year flood waters?

Yes	No	No, with Mitigation	Data Insufficient
			X

d. Change in the amount of surface water in any water body?

Yes	No	No, with Mitigation	Data Insufficient
			X

e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?

Yes	No	No, with Mitigation	Data Insufficient
			X

f. Alteration of the direction or rate of flow of groundwater?

Yes	No	No, with Mitigation	Data Insufficient
			X

g. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

Yes	No	No, with Mitigation	Data Insufficient
			X

h. Substantial reduction in the amount of water otherwise available for public water supplies?

Yes	No	No, with Mitigation	Data Insufficient
			X

i. Exposure of people or property to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?

Yes	No	No, with Mitigation	Data Insufficient
			X

j. The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?

Yes	No	No, with Mitigation	Data Insufficient
	X		

4 Vegetation

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/IPES system?

Yes	No	No, with Mitigation	Data Insufficient
	X		

b. Removal of riparian vegetation or other vegetation associated with critical wildlife habitat, either through direct removal or indirect lowering of the groundwater table?

Yes	No	No, with Mitigation	Data Insufficient
	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?

Yes	No	No, with Mitigation	Data Insufficient
	X		

d. Change in the diversity or distribution of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora and aquatic plants?

Yes	No	No, with Mitigation	Data Insufficient
	X		

e. Reduction of the numbers of any unique, rare or endangered species of plants?

Yes	No	No, with Mitigation	Data Insufficient
	X		

f. Removal of streambank and/or backshore vegetation, including woody vegetation such as willows?

Yes	No	No, with Mitigation	Data Insufficient
	X		

g. Removal of any native live, dead or dying trees 30 inches or greater in diameter at breast height (dbh) within TRPA's Conservation or Recreation land use classifications?

Yes	No	No, with Mitigation	Data Insufficient
	X		

h. A change in the natural functioning of an old growth ecosystem?

Yes	No	No, with Mitigation	Data Insufficient
	X		

5 Wildlife

Will the proposal result in:

a. Change in the diversity or distribution of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, mammals, amphibians or microfauna)?

Yes	No	No, with Mitigation	Data Insufficient
			X

b. Reduction of the number of any unique, rare or endangered species of animals?

Yes	No	No, with Mitigation	Data Insufficient
			X

c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?

Yes	No	No, with Mitigation	Data Insufficient
	X		

d. Deterioration of existing fish or wildlife habitat quantity or quality?

Yes	No	No, with Mitigation	Data Insufficient
			X

6 Noise

Will the proposal result in:

a. Increases in existing Community Noise Equivalency Levels (CNEL) beyond those permitted in the applicable Plan Area Statement, Community Plan or Master Plan?

Yes	No	No, with Mitigation	Data Insufficient
			X

b. Exposure of people to severe noise levels?

Yes	No	No, with Mitigation	Data Insufficient
			X

c. Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?

Yes	No	No, with Mitigation	Data Insufficient
			X

7 Light and Glare

Will the proposal:

a. Include new or modified sources of exterior lighting?

Yes	No	No, with Mitigation	Data Insufficient
X			

b. Create new illumination which is more substantial than other lighting, if any, within the surrounding area?

Yes	No	No, with Mitigation	Data Insufficient
			X

c. Cause light from exterior sources to be cast off - site or onto public lands?

Yes	No	No, with Mitigation	Data Insufficient
			X

d. Create new sources of glare through the siting of the improvements or through the use of reflective materials?

Yes	No	No, with Mitigation	Data Insufficient
			X

8 Land Use

Will the proposal:

a. Include uses which are not listed as permissible uses in the applicable Plan Area Statement, adopted Community Plan, or Master Plan?

Yes	No	No, with Mitigation	Data Insufficient
	X		

b. Expand or intensify an existing non-conforming use?

Yes	No	No, with Mitigation	Data Insufficient
	X		

9 Natural Resources

Will the proposal result in:

a. A substantial increase in the rate of use of any natural resources?

Yes	No	No, with Mitigation	Data Insufficient
			X

b. Substantial depletion of any non-renewable natural resource?

Yes	No	No, with Mitigation	Data Insufficient
			X

10 Risk of Upset

Will the proposal:

a. Involve a risk of an explosion or the release of hazardous substances including, but not limited to, oil, pesticides, chemicals, or radiation in the event of an accident or upset conditions?

Yes	No	No, with Mitigation	Data Insufficient
	X		

b. Involve possible interference with an emergency evacuation plan?

Yes	No	No, with Mitigation	Data Insufficient
	X		

11 Population

Will the proposal:

a. Alter the location, distribution, density, or growth rate of the human population planned for the Region?

Yes	No	No, with Mitigation	Data Insufficient
	X		

b. Include or result in the temporary or permanent displacement of residents?

Yes	No	No, with Mitigation	Data Insufficient
	X		

12 Housing

Will the proposal:

a. Affect existing housing, or create a demand for additional housing?

Yes	No	No, with Mitigation	Data Insufficient
	X		

b. Result in the loss of affordable housing?

Yes	No	No, with Mitigation	Data Insufficient
	X		

13 Transportation/Circulation

Will the proposal result in:

a. Generation of 100 or more new daily vehicle trip ends (DVTE)?

Yes	No	No, with Mitigation	Data Insufficient
X			

b. Changes to existing parking facilities, or demand for new parking?

Yes	No	No, with Mitigation	Data Insufficient
X			

c. Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?

Yes	No	No, with Mitigation	Data Insufficient
X			

d. Alterations to present patterns of circulation or movement of people and/or goods?

Yes	No	No, with Mitigation	Data Insufficient
			X

e. Alterations to waterborne, rail or air traffic?

Yes	No	No, with Mitigation	Data Insufficient
			X

f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?

Yes	No	No, with Mitigation	Data Insufficient
			X

14 Public Services

Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas?

a. Fire protection?

Yes	No	No, with Mitigation	Data Insufficient
			X

b. Police protection?

Yes	No	No, with Mitigation	Data Insufficient
			X

c. Schools?

Yes	No	No, with Mitigation	Data Insufficient
	X		

d. Parks or other recreational facilities?

Yes	No	No, with Mitigation	Data Insufficient
			X

e. Maintenance of public facilities, including roads?

Yes	No	No, with Mitigation	Data Insufficient
			X

f. Other governmental services?

Yes	No	No, with Mitigation	Data Insufficient
			X

15 Energy

Will the proposal result in:

a. Use of substantial amounts of fuel or energy?

Yes	No	No, with Mitigation	Data Insufficient
			X

b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

Yes	No	No, with Mitigation	Data Insufficient
			X

16 Utilities

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?

Yes	No	No, with Mitigation	Data Insufficient
			X

b. Communication systems?

Yes	No	No, with Mitigation	Data Insufficient
			X

c. Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?

Yes	No	No, with Mitigation	Data Insufficient
			X

d. Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider?

Yes	No	No, with Mitigation	Data Insufficient
			X

e. Storm water drainage?

Yes	No	No, with Mitigation	Data Insufficient
			X

f. Solid waste and disposal?

Yes	No	No, with Mitigation	Data Insufficient
			X

17 Human Health

Will the proposal result in:

a. Creation of any health hazard or potential health hazard (excluding mental health)?

Yes	No	No, with Mitigation	Data Insufficient
			X

b. Exposure of people to potential health hazards?

Yes	No	No, with Mitigation	Data Insufficient
			X

18 Scenic Resources/Community Design

Will the proposal:

a. Be visible from any state or federal highway, Pioneer Trail or from Lake Tahoe?

Yes	No	No, with Mitigation	Data Insufficient
			X

b. Be visible from any public recreation area or TRPA designated bicycle trail?

Yes	No	No, with Mitigation	Data Insufficient
			X

c. Block or modify an existing view of Lake Tahoe or other scenic vista seen from a public road or other public area?

Yes	No	No, with Mitigation	Data Insufficient
			X

d. Be inconsistent with the height and design standards required by the applicable ordinance or Community Plan?

Yes	No	No, with Mitigation	Data Insufficient
			X

e. Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines?

Yes	No	No, with Mitigation	Data Insufficient
			X

19 Recreation:

Does the proposal:

a. Create additional demand for recreation facilities?

Yes	No	No, with Mitigation	Data Insufficient
			X

b. Create additional recreation capacity?

Yes	No	No, with Mitigation	Data Insufficient
X			

c. Have the potential to create conflicts between recreation uses, either existing or proposed?

Yes	No	No, with Mitigation	Data Insufficient
X			

d. Result in a decrease or loss of public access to any lake, waterway, or public lands?

Yes	No	No, with Mitigation	Data Insufficient
	X		

20 Archaeological/Historical

a. Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building?

Yes	No	No, with Mitigation	Data Insufficient
			X

b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?

Yes	No	No, with Mitigation	Data Insufficient
			X

c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?

Yes	No	No, with Mitigation	Data Insufficient
			X

d. Will the proposal restrict historic or pre-historic religious or sacred uses within the potential impact area?

Yes	No	No, with Mitigation	Data Insufficient
			X

21 Findings of Significance.

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?

Yes	No	No, with Mitigation	Data Insufficient
			X

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.)

Yes	No	No, with Mitigation	Data Insufficient
			X

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?)

Yes	No	No, with Mitigation	Data Insufficient
			X

d. Does the project have environmental impacts which will cause substantial adverse effects on human being, either directly or indirectly?

Yes	No	No, with Mitigation	Data Insufficient
			X

III 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.

Kathy Canfield - TRPA — *Signature of Person Completing this Form*

1/29/99 — *Date*

WRITTEN COMMENTS:(use additional sheets as necessary)

Questions answered "yes" will be addressed in EIS

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547
Fax (702) 588-4527
Email: trpa@sierra.net

MEMORANDUM

January 29, 1999

To: Interested Parties

From: Tahoe Regional Planning Agency Staff LB

Subject: Notice of Preparation, Sierra Nevada College, Modified Campus Design, TRPA File No. 990011, Washoe Co. APN 127-040-08

The Tahoe Regional Planning Agency (TRPA) has determined that an EIS is required for the development of a new college campus, and modifications to an existing campus and mobile home park, for Sierra Nevada College in Incline Village. These improvements are described in the enclosed project description report and TRPA Environmental Checklist for Determining Environmental Impact, prepared by the College. The proposed EIS will replace an existing EIS certified by TRPA in 1994 for a new college campus. The proposed college campus has a significantly different design and student capacity compared to the campus proposed in the 1994 EIS.

This notice is being sent to solicit comments to aid in the preparation of the environmental document and is being circulated in accordance with Sections 6.9 and 6.11 of the TRPA Rules of Procedure.

The public comment period for the Notice of Preparation begins on January 29, 1999, and closes on March 1, 1999. You will receive a copy of the Draft EIS (DEIS) when it becomes available for circulation. Please contact TRPA if you do not want to receive a copy of the document.

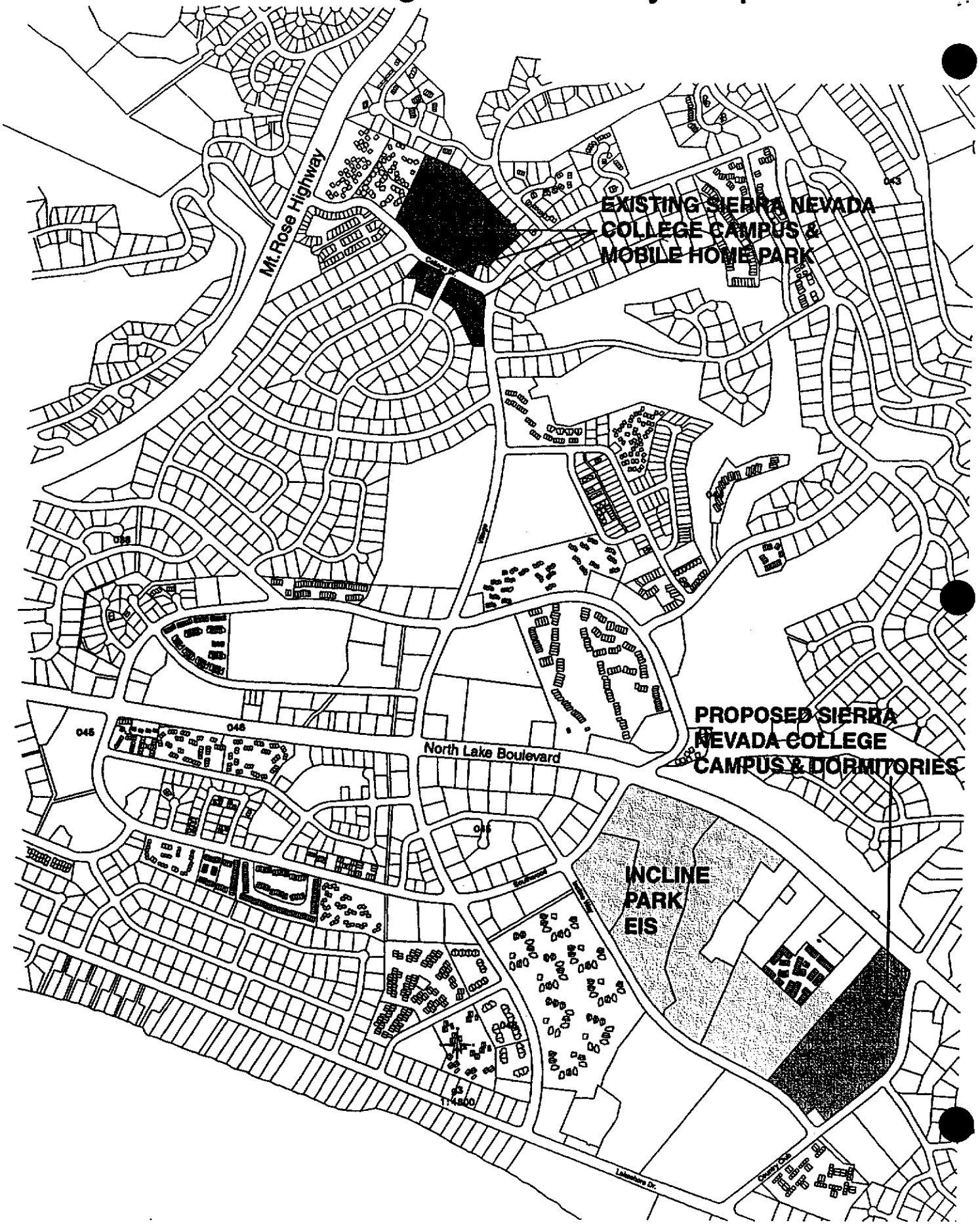
Please send all comments to:

Lyn Barnett
Project Review Division
Tahoe Regional Planning Agency
P.O. Box 1038
Zephyr Cove, Nevada 89448
(775) 588-4547
(775) 588-4527 – FAX

Thank you.

/lb

Incline Village, NV Vicinity Map



SNC/INCLINE PARK EXPANSION

Sharon Kvas, Washoe County
Planning and Public Works
P. O. Box 11130
Reno, Nevada 89520

Incline Village General Improvement District
893 Southwood Boulevard
Incline Village, Nevada 89451

North Tahoe Public Utility District
P. O. Box 139
Tahoe Vista, CA 96148

Ron Perrault
California Department of Fish & Game
P. O. Box 8159
Truckee, CA 96162

Jim Lawrence
Nevada Division of State Lands
333 N. Nye Lane, Room 118
Carson City, Nevada 89706-0857

North Lake Tahoe
Chamber of Commerce
P. O. Box 884
Tahoe City, CA 96145

State of Nevada
Dept. of Business & Industry
Manufacturing Housing Division
2501 E. Sahara Ave., Suite 204
Las Vegas, Nevada 89104

U. S. Forest Service
Lake Tahoe Basin Management Unit
870 Emerald Bay Road, Suite 1
South Lake Tahoe, CA 96150

U. S. Army Corps of Engineers
300 Booth St., Room 2103
Reno, Nevada 89509

Nevada Division of State Parks
1300 So. Curry Street
Carson City, NV 89703-5202

Nevada Department of Conservation and Natural Resources
123 W. Nye Lane, Room 230
Carson City, NV 89706-0818

Tim Sobelman
Caltrans, District 3
P. O. Box 911
Marysville, CA 95901-0911

Rochelle Nason
League to Save Lake Tahoe
955 Emerald Bay Road
South Lake Tahoe, CA 96150

Tom Porta
NV Div. of Environmental Protection
333 W. Nye Lane, Room 138
Carson City, NV 89706-0851

Alice Baldrica
NV State Historic Preservation Office
100 No. Stewart Street
Carson City, NV 89701

Pat Sollberger
Nevada Department of Wildlife
1060 Mallory Way
Carson City, NV 89701

Thomas J. Fronapfel
Nevada Department of Transportation
1263 So. Stewart Street
Carson City, NV 89712

Leslie K. Sakamoto, P.E.
FEMA-MT-Hz, Region 9
Building 105, Presidio of San Francisco
San Francisco, CA 94129

Tom Christiansen
Chief Regional Planning Branch
U.S. Army Corps of Engineers
1325 J Street
Sacramento, CA 95814-2922

Loren Enstad
No. Lake Tahoe Fire Protection Dist.
P. O. Box 385
Crystal Bay, NV 89402

Mary GilanFarr
Tahoe Sierra Preservation Council
P. O. Box 7109
Tahoe City, CA 96145

Jeanne Ruefer
NV. Division of Water Planning
1550 E. College Parkway, Suite 142
Carson City, Nevada 89706

Diane Severance
Sierra Nevada College
P. O. Box 89450
Incline Village, Nevada 89450

California State Clearinghouse
1400 – 10th Street, Suite 121
Sacramento, CA 95812-3044

ell Garner
Placer County DPW
11444 B Avenue, DeWitt Center
Auburn, CA 95603

Brian Wallace
Washoe Tribe of NV & CA
919 U.S. 395 So.
Gardnerville, NV 89410

Suzanne Pearce
Tahoe Resource Conservation Dist.
P. O. Box 10529
South Lake Tahoe, CA 96158

NV State Clearinghouse
209 E. Musser, Room 200
Carson City, NV 89701-4298

El Dorado County Library
1000 Rufus Allen Blvd.
South Lake Tahoe, CA 96150

Washoe County Library
301 S. Center Street
Reno, NV 89501

Placer County Library
Kings Beach Branch
301 Secline Drive
Kings Beach, CA 96143

Placer County Library
740 North Lake Blvd.
Tahoe City, CA 96145

Sierra Pacific Power
933 Eloise Avenue
South Lake Tahoe, CA 96150

Zephyr Cove Library
P. O. Box 10979
Zephyr Cove, NV 89448

Washoe County Sheriff
625 Mt. Rose Highway
Incline Village, NV 89451

Washoe County School District
425 E. 9th Street
Reno, NV 89520

Sierra Nevada College
The Lake Campus Master Plan -
Mountain Campus Redevelopment - College Park Report
for
The Initial Determination of Environmental Impact APC Review

Sierra Nevada College is the state of Nevada's only private four-year college or university. Liberal arts and residential in character, SNC is now in its 30th year of service to northern Nevada and the region. The college has two campus's in Incline Village; the Lake Campus located on Country Club Drive near the Hyatt and the Mountain Campus located on College Drive. SNC is currently in the process of updating its master plan and revising its approved Environmental Impact Statement (1993) for full development of the Lake Campus.

THE COLLEGE

The curriculum includes a broad range of study opportunities in the arts, humanities, sciences, and business administration. In addition, the college offers a post-baccalaureate program in teacher education leading to certification in elementary or secondary education in either Nevada or California.

Besides the offerings at two campuses in Incline Village, the College provides undergraduate and teacher education programs in Elko, Fallon, Reno, and coming this spring, in Minden-Gardnerville.

SNC is a small, high-touch institution. This fall, 606 students are enrolled in a curriculum where the student-faculty ratio is only 13 students to each faculty member. Of our total student body, 358 are undergraduates and 248 are teacher education students. Although we predominantly serve this region, students come to Tahoe from 33 states and 12 foreign countries.

SNC, like all not-for-profit institutions of higher learning in the United States, is governed by a volunteer Board of Trustees, currently made up of 20 members. It is the Board, more than any other element of the college that has charted the future of the institution, including the overarching strategies related to this request.

Sierra Nevada College contributes in many ways to the well-being of its community. Over 1,000 non-degree-seeking students take courses annually through the division of Community and Continuing Education. The college, in fall 1997, launched a community lecture series called The Tahoe Forum, which is designed to bring major figures to the Tahoe basin to address major issues facing our democracy. Former President Gerald R. Ford initiated the series, and since then Smithsonian Institution Secretary I. Michael Heyman, and publisher Steve Forbes, have also appeared at the Forum. Other significant ways in which SNC serves the community include making facilities available for meetings to various community organizations and providing many special educational and cultural opportunities. In addition, for the past year and a half, the President of the College has chaired the community K-16 Council, an organization devoted to implementing new Nevada state standards and helping to develop schools second to none.

FACILITIES

As mentioned, SNC has two campuses in Incline Village, the Lake Campus and the Mountain Campus. These campuses are about two miles apart from one another. In addition, the College owns and manages an 89 unit mobile home park adjacent to the Mountain Campus. College Park provides much of the student housing for the College and the college owns over fifty percent of the mobile homes in the park.

College Park was acquired through cash and gifts by the College in 1982 with the express purpose of endowing SNC with an asset that would enable it to go forward with the goal of providing quality higher education in the liberal arts tradition to the region.

Other properties owned by the college include the MacLean Library and Teacher Education site located near the Mountain Campus at the corner of Village Blvd. and College Drive and three single family lots across from the Mountain Campus which are now used as a parking lot for about 100 vehicles and also the home of the North Lake Tahoe Demonstration Garden. *See Existing Mountain Campus (Exhibit A) and Existing Lake Campus (Exhibit B).*

RECENT MILESTONES / STRATEGIC PLANNING

In 1993, SNC prepared and received approval for an Environmental Impact Statement to increase the number of full time students (FTE) from 250 to 500 and approval for the development of the Lake Campus.

In 1995 the construction of two buildings on the Lake Campus, a residence hall for 52 students and a dining facility housing a dining hall, classroom and administrative space, commenced. In that same year, 999 Tahoe Blvd., the corner property of the site located at Tahoe Blvd. and Country Club Drive was acquired by the College, bringing the total acreage of the Lake Campus to about 20 acres.

In 1997, all funds necessary to start construction on the second residence hall were in place and construction on this building will start in May 1999. This building is designed to accommodate up to 124 students but is expected (at opening in the fall of 2000) to accommodate 90 to 100 students.

Also in 1997 and in early 1998, the leadership of the College reviewed its long term strategic planning for the next millennium. As a result of several meetings and a workshop in early 1998, it was decided that the master plan for the Lake Campus should be reviewed and that the College should attempt to consolidate most of its activities to the Lake Campus and reduce the impact and centralize the remaining activities on one parcel at the Mountain Campus. Several factors caused this decision: the acquisition of the corner site at the Lake Campus; the demographic trends for the State of Nevada and the growing need to provide higher educational

instruction to the state population and the College's growth as a result of this demand; an opportunity to revise the Lake Campus master plan and orient the campus to the natural environmental assets of the site; maximizing the College's assets and the positive economic realities of consolidating its two campuses.

Strategic planning for the two campuses includes:

- the build-out and move to the Lake Campus as the focal point for the undergraduate programs;
- maintenance of the Mountain Campus for auxiliary, graduate and community education programs;
- the relocation of the parking lot to the same side of the street as the Mountain Campus facilities and consolidation of this property;
- reservation of the library/teacher ed. site as future housing for faculty and married students;
- the close and sale of College Park, an 89-unit mobile home park;
- the sale of three single-family lots upon relocation of the parking lot;
- the increase of FTE to 1,000 students at the Lake Campus and TRPA approval through an EIS process for development to accommodate that number;
- revision of the existing Lake Campus Master Plan to reorient the campus to its natural environmental settings.

In 1998, 70 percent of the funds were raised for the next and most important building of the Lake Campus and the College, its library. The additional funds are currently being raised and planning for the library will begin upon approval of the revised EIS (based upon an updated master plan). *See Lake Campus Site Options (Exhibits C and D).*

THE PLAN

Lake Campus: The development of the Lake Campus facilities, as proposed in the Master Plan, will result in approximately 47 - 50% land coverage of the 20 acre site. The site contains land capabilities 6, 4 and 1b which collectively allow for approximately 28% land coverage. The impacts of coverage in excess of that allowed by the land capability system will be mitigated by transferring existing land coverage from the College's property known as College Park located adjacent to the Mountain Campus on College Drive to the Lake Campus on Country Club Drive. Both sending and receiving parcels are located in Incline Village and in the same TRPA designated watershed area. *See Proposed Lake Campus Master Plan (Exhibit E).*

TRPA Code Section 20.3.B(3) allows for maximum land coverage (base coverage plus transferred coverage) on a parcel for public service facilities up to 50% of the project area, provided the parcel is located with in an approved community plan. The project site is located in the Incline Village Tourist Community Plan. In addition the coverage may be used only on the

project area located within land capability districts 4-7. The proposed land coverage for the project will be located in areas of high land capability, 4 and 6, and will not exceed the permitted 50% allowable land coverage.

Mountain Campus: Land coverage at the mountain campus will be decreased as a result of replacing six mobile homes with a parking lot. Existing land coverage in the area designated as 1b/SEZ will be removed, restored and revegetated in addition to land coverage and several compacted areas located in high land capability areas. As per the direction of Washoe County Development Review Department, the parking area fronting College Drive will be removed and landscaped.

The land coverage in excess of 30% from the three parcels where the existing Mountain Campus parking lot is currently located will be removed and banked. Banked coverage will either be transferred to the Lake Campus or sold for transfer elsewhere. *See Proposed Mountain Campus (Exhibit F).*

College Park: College Park is currently a mobile home park containing 89 spaces that is owned and managed by SNC. As part of the overall strategic plan to consolidate facilities and upon the opening of the next residence hall at the Lake Campus, the College will close the mobile home park and sell the property. The College plans to sell the property as a 65 townhome condominium site and reduce the density from 89 units to 65 units. As a result of this proposal, a portion of the existing coverage will be removed and banked for transfer as needed to the Lake Campus. The area where the land coverage will be transferred from in College Park will be restored and revegetated with Tahoe native plants. Much of the land coverage that is to be removed is located in land capability 1b, stream environment zone. Stream zone restoration will be proposed as part of the redevelopment of this parcel. *See College Park Plan (Exhibit G).*

The Master Plan provides for 750 - 800 FTE students at the Lake Campus and 200 FTE students at the Mountain Campus. The College is planning on housing 40-50% of the students at the Lake Campus, or approximately 350 - 400 students. Currently there are 47 students living at the Lake Campus and another building is slated to open in fall 2000 for an additional 100 students. Therefore additional housing for 150 - 200 students will be planned for.

Bonus Units to Provide Student Housing: In 1994 the College received approval to construct 4 residence halls for 200 students utilizing 80 residential bonus units. Campbell-Friedman Hall and the next residence hall will be constructed with this allocation When the Incline Village Tourist Community Plan was adopted in April 1996 there were another 110 residential bonus units available. Since that date no projects have been approved by TRPA that utilized bonus units; therefore, there are still 110 bonus units available in that community plan.

TRPA assumes 2.5 persons per residential dormitory unit; therefore, the College will require an allocation of 60 to 80 residential bonus units from the pool of 110 bonus units for construction of the planned residential facilities for 150 to 200 additional students.

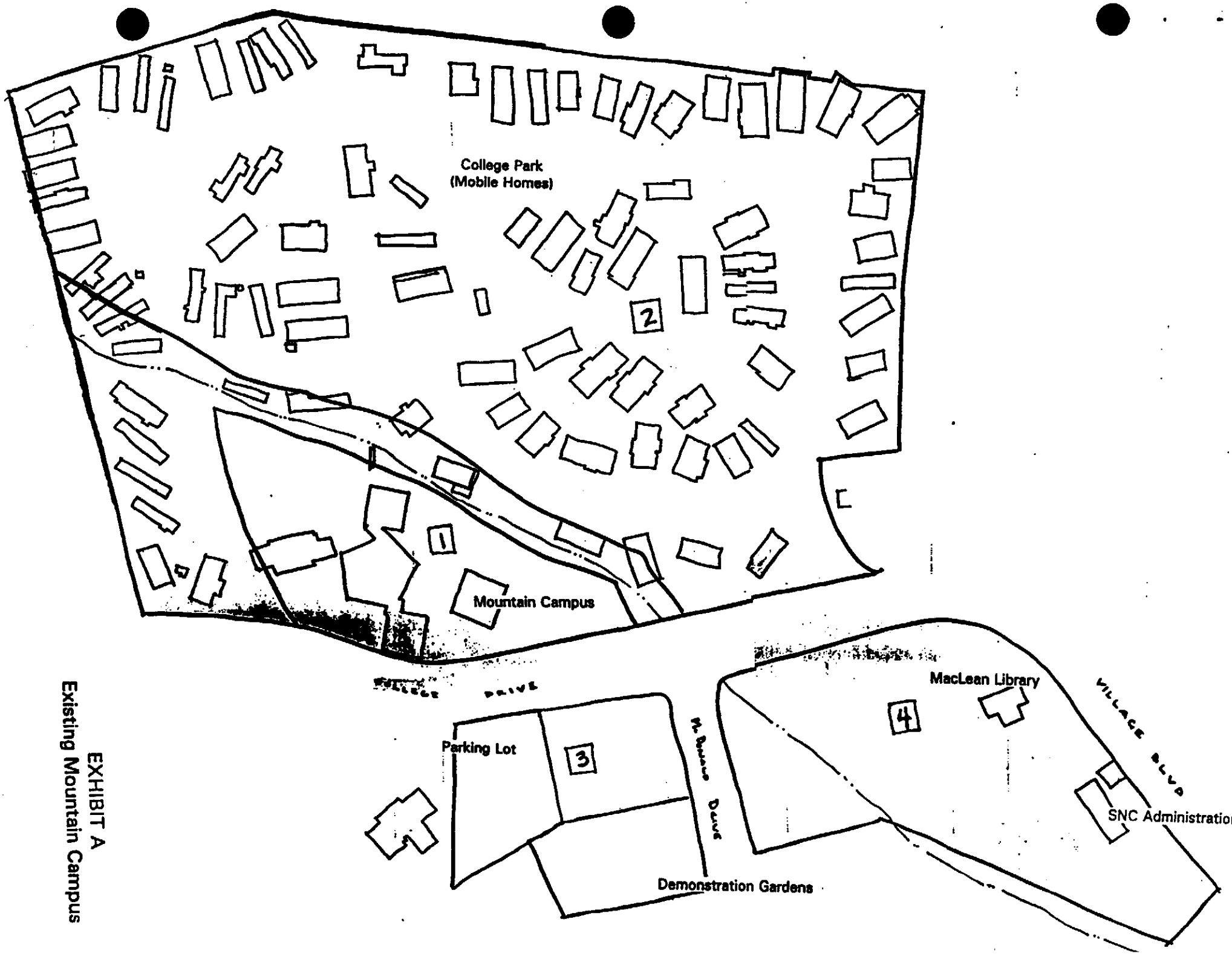


EXHIBIT A
Existing Mountain Campus

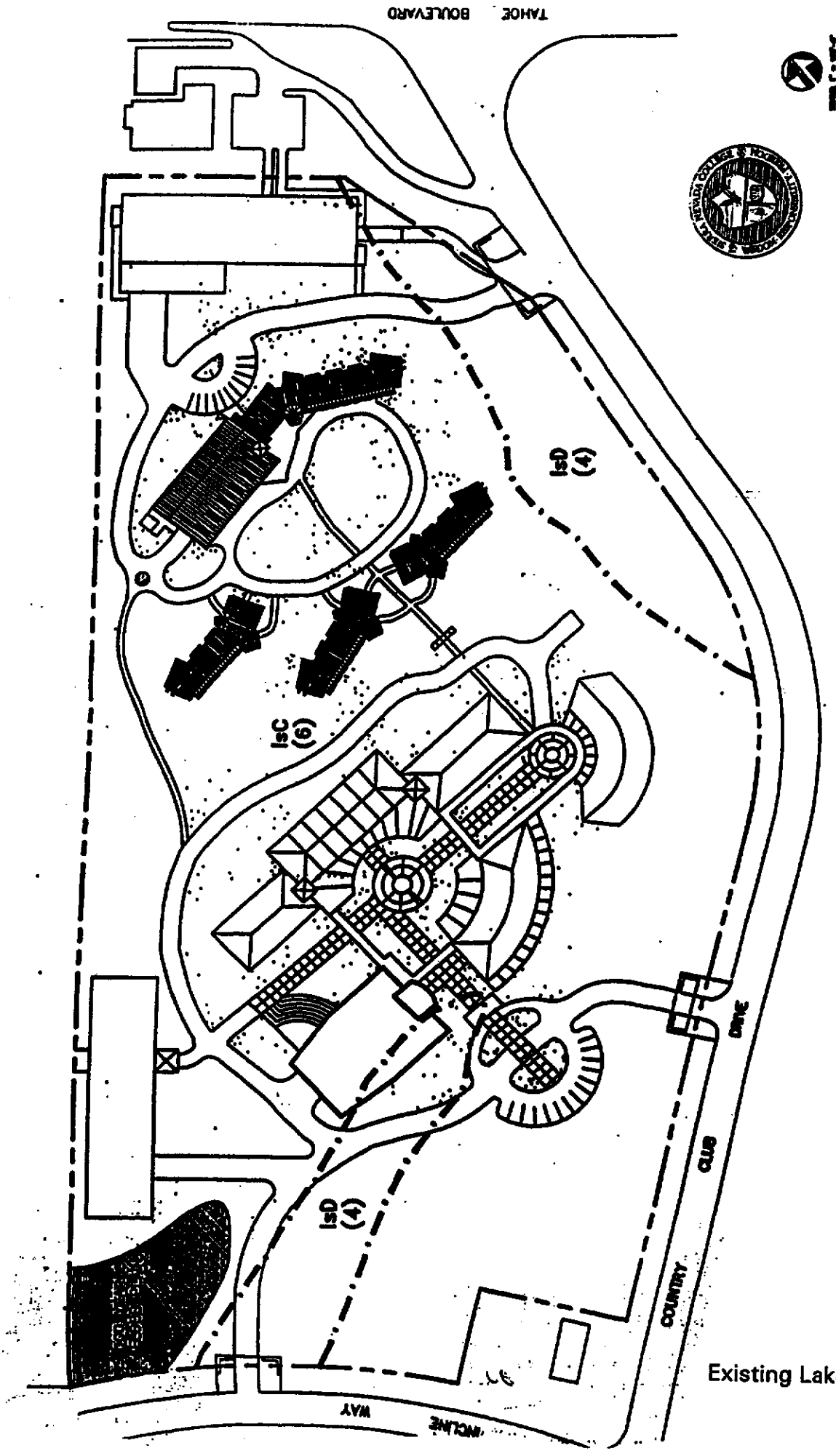


EXHIBIT B
Existing Lake Campus Master Plar
1993 EIS

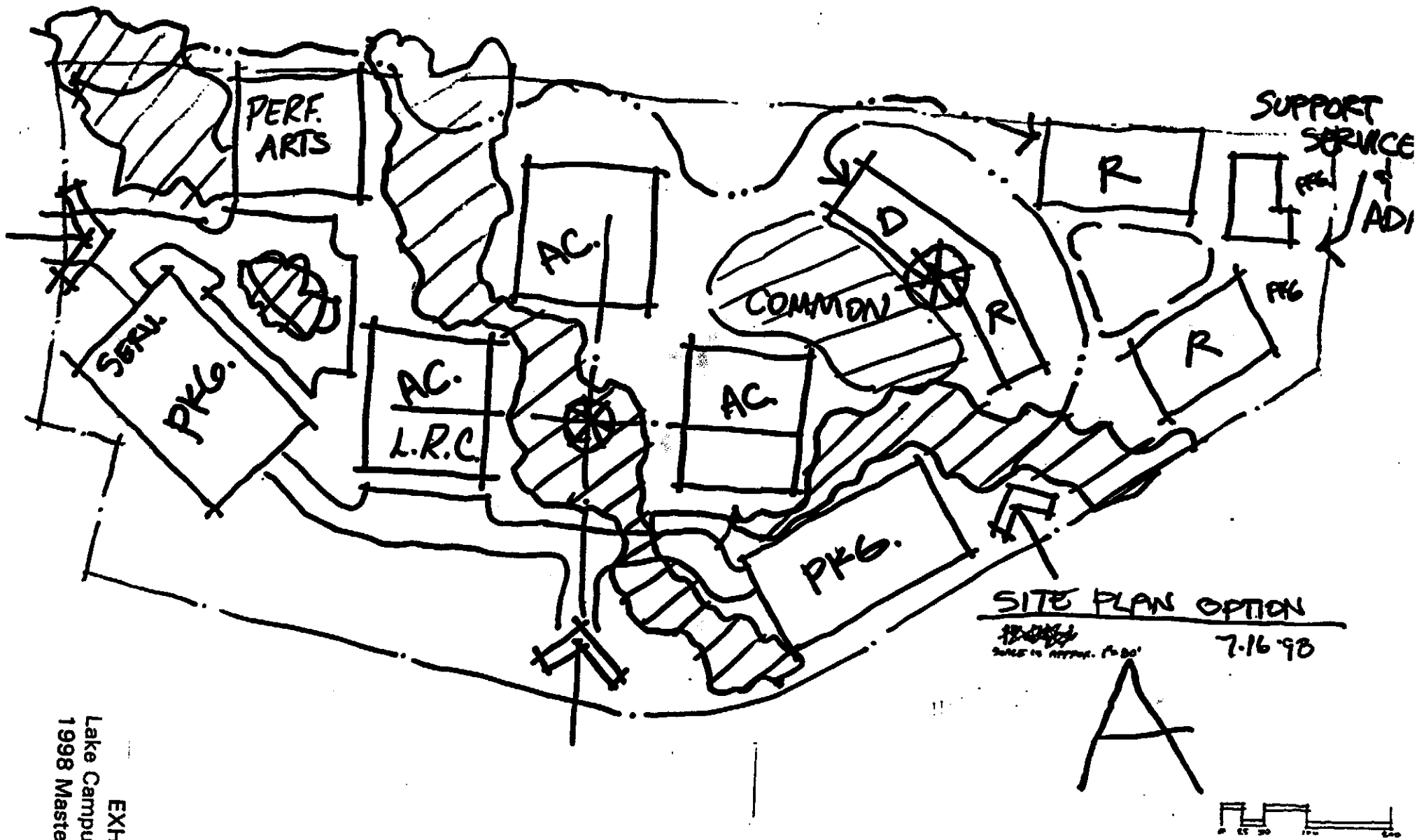
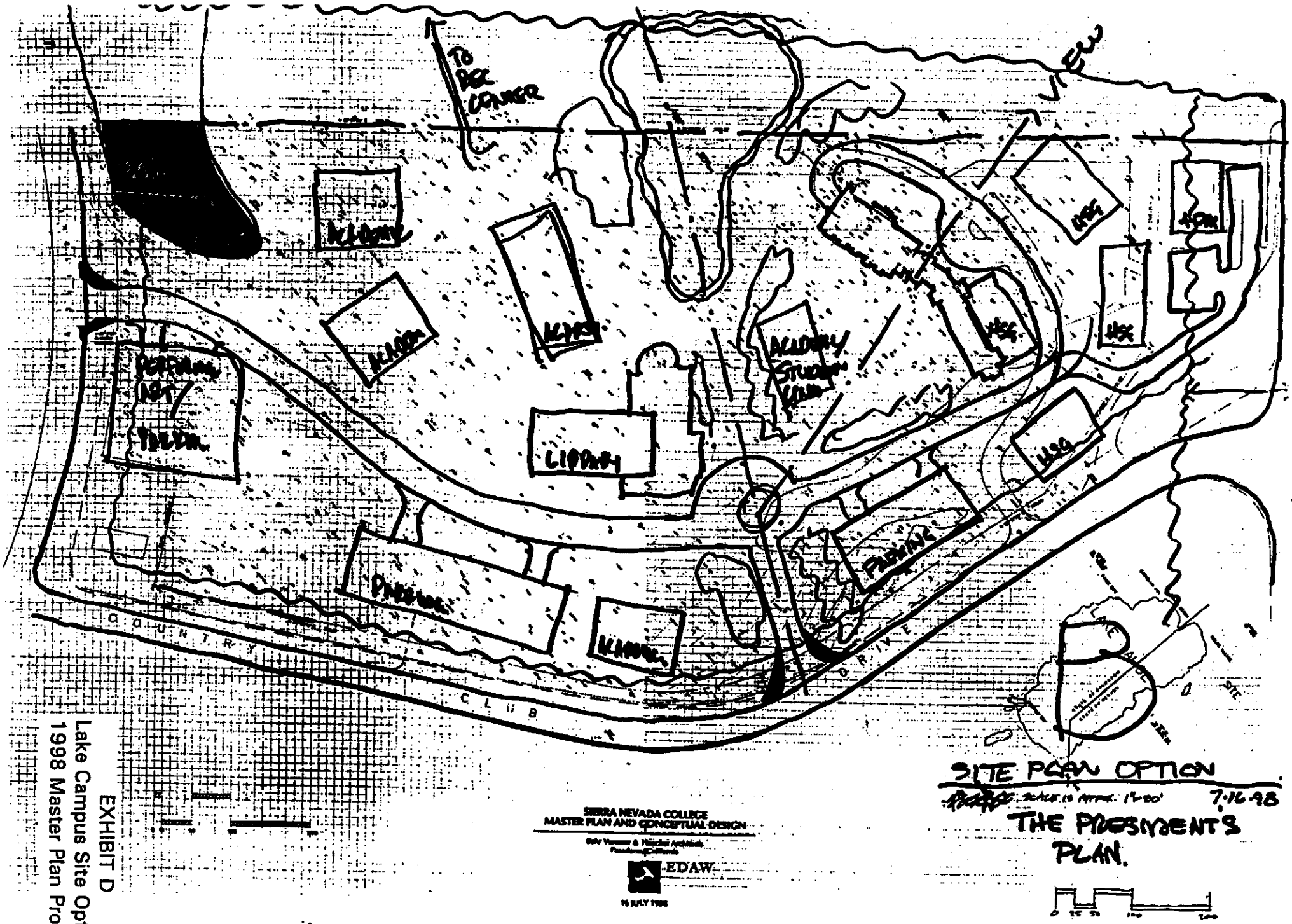


EXHIBIT C
Lake Campus Site Options
1998 Master Plan Process



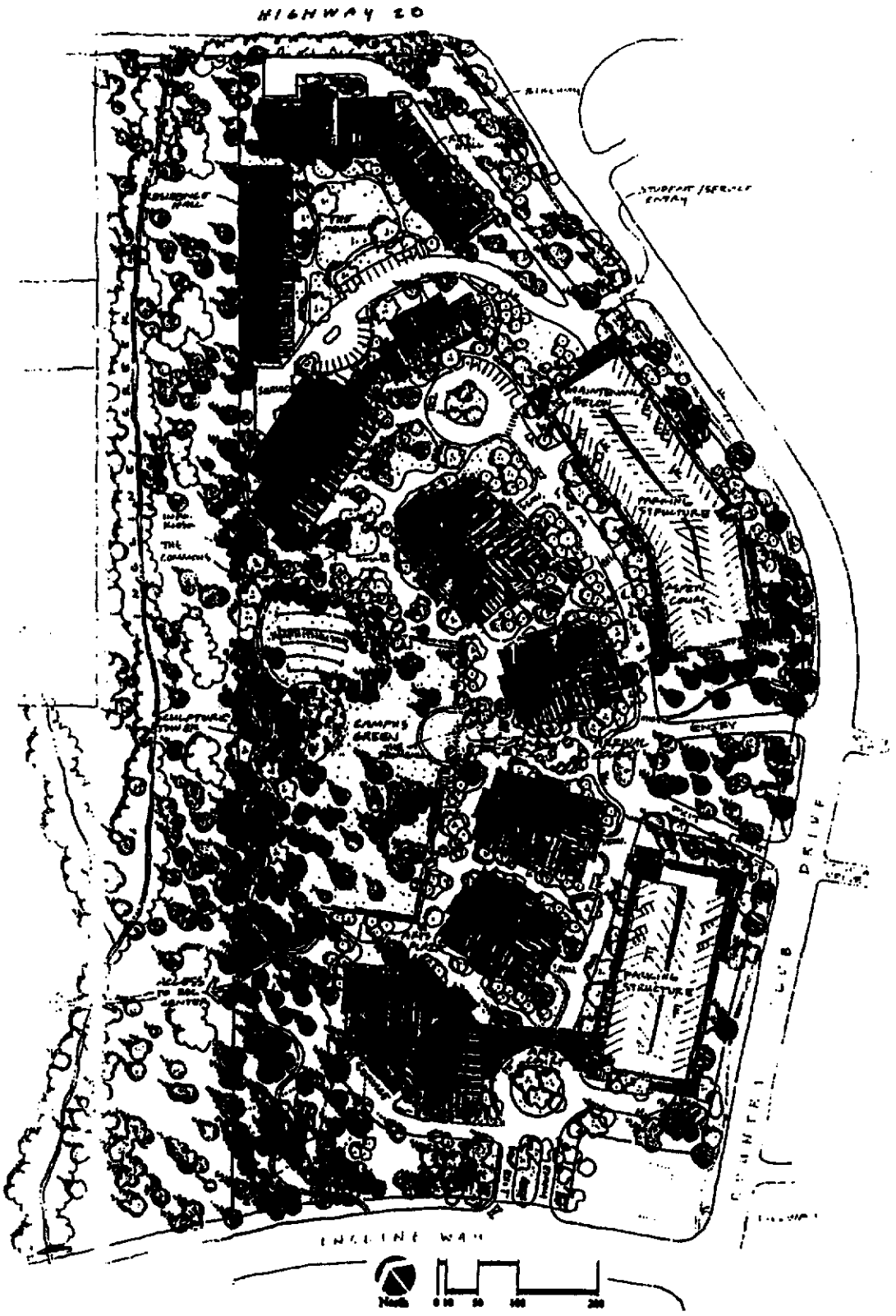
SIERRA NEVADA COLLEGE
MASTER PLAN AND CONCEPTUAL DESIGN

Bohl Yamane & Winkler Architects

EDAW

16 JULY 1998

EXHIBIT D
Lake Campus Site Options
1998 Master Plan Process



CAMPUS MASTER PLAN

November 30, 1998

Sierra Nevada College

EDAW

Barr Vermeer & Hacker

EXHIBIT E

Proposed Lake Campus Master Plan

(Revised 1998)

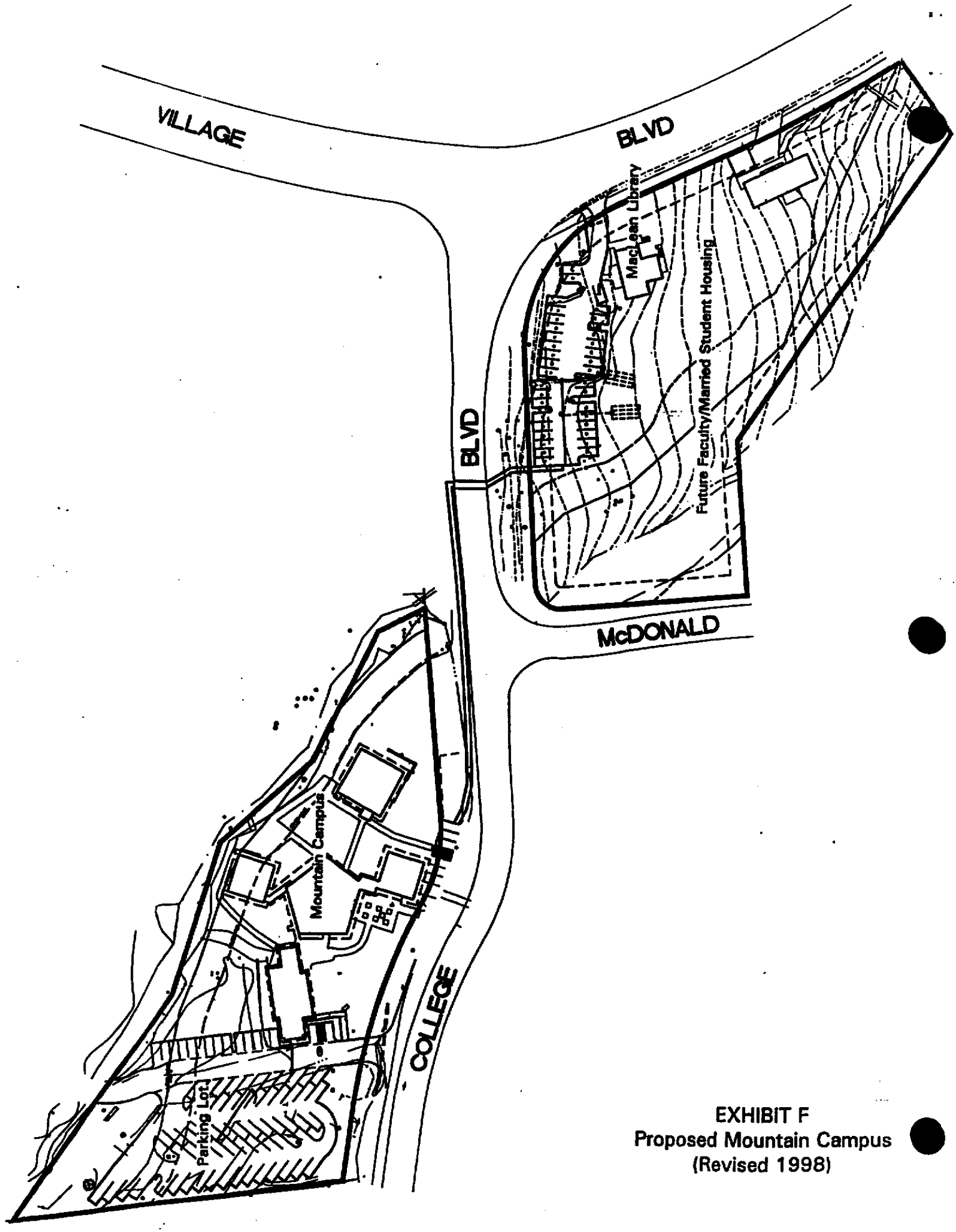


EXHIBIT F
Proposed Mountain Campus
(Revised 1998)

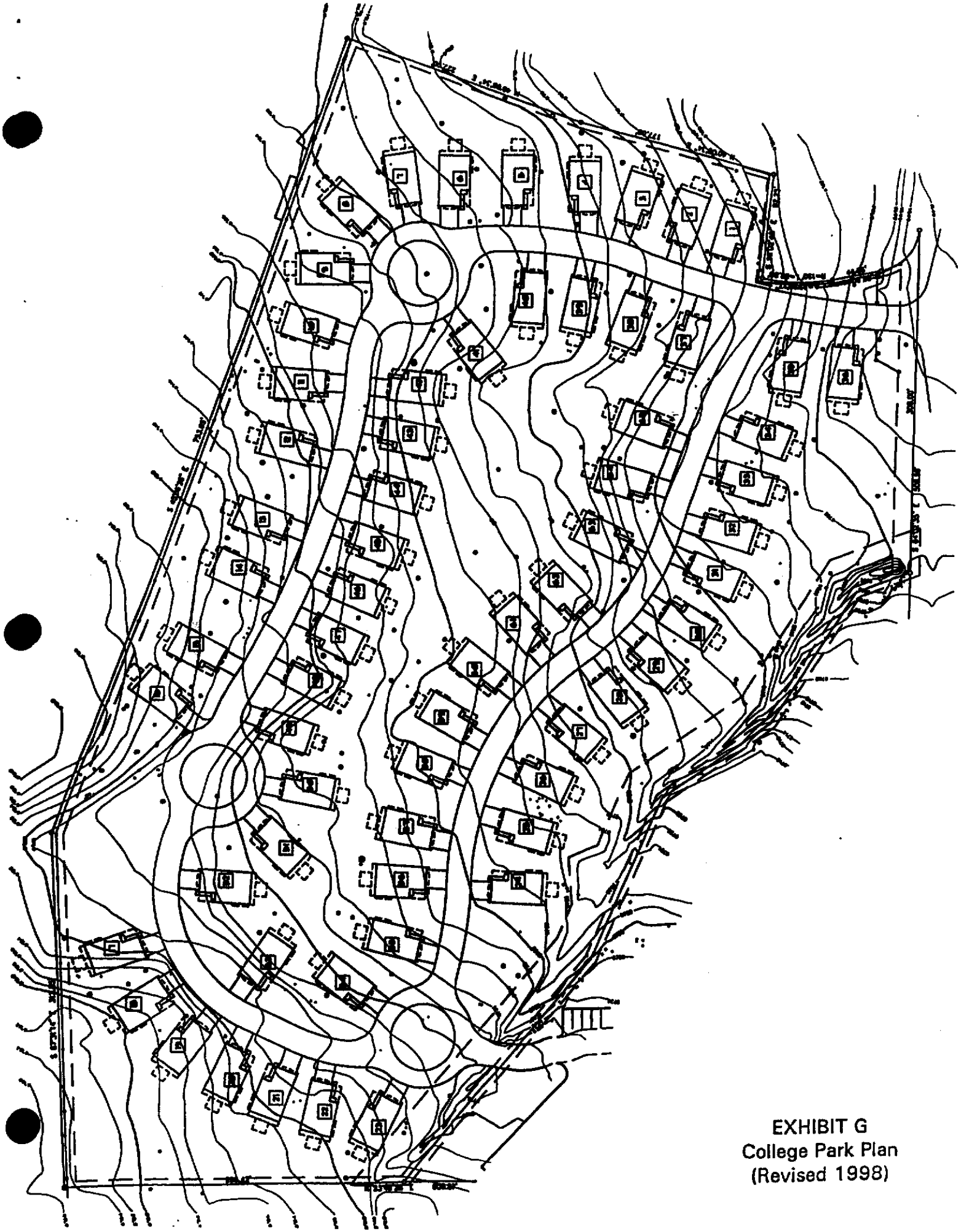


EXHIBIT G
College Park Plan
(Revised 1998)

DRAFT

SCOPE OF ENVIRONMENTAL IMPACT STATEMENT II FOR SIERRA NEVADA COLLEGE LAKE CAMPUS

(Revised 1/6/99)

RECEIVED
1 1 1999
TAHOE REGIONAL
PLANNING A

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CHAPTER 1. INTRODUCTION
1.1 Brief Description of Project and Site History
1.2 Tahoe Regional Planning Agency Requirements
1.3 Purpose and Need
1.4 Notice of Preparation Process, Scoping, Public Input Process
1.5 Issues to be Resolved
1.6 Agency Involvement

CHAPTER 2. SUMMARY
2.1 Alternatives Description, Including the Proponent-Preferred Alternative
2.2 Summary Table: Impacts/Mitigation/Monitoring *Utilize a matrix table similar to "STPUDALINE" EIS*
Executive Summary
2.3 Impact Comparison
2.4 Environmentally Preferred Alternative

CHAPTER 3. EXISTING CONDITIONS
3.1 Existing Facilities
3.2 Existing Student Population *Current and 1993 EIS*
3.3 Relationship to Neighborhood
3.4 Access

CHAPTER 4. PURPOSE AND NEED
4.1 Sierra Nevada College Project History
4.2 Purpose and Need for New Campus
4.3 Proposed Master Plan Components
(L) Lake Campus
(M) Mountain Campus *Discuss future use/intensity and Demonstration Gardens.*
(C) College Park *Discuss proposed project. Describe SEZ, Coverage, W/S, etc.*
4.4 Proposed Student Population

CHAPTER 5. ALTERNATIVES
5.1 Alternatives Considered but Rejected
5.2 Alternatives Selection
5.2(a) Alternative 1 / Not Project (Status Quo) *College Park closes either way.*
5.2(b) Alternative 2 / Master Plan (Proponent-Preferred)
5.2(c) Alternative 3 / Site Option

CHAPTER 6. SETTING, IMPACTS/EFFECTS, MITIGATION MEASURES

6.1 Land Use

6.2 Soils and Geology

6.2(a) Groundwater Depths (GWTAC)

6.3 Hydrology and Water Quality

6.4 Scenic Analysis and Community Design *Ask Paul Nielson*

6.5 Biotic Resources

6.5(a) Vegetation

6.5(b) Wildlife *Review potential frog at Mountain Campus.*

6.6 Traffic and Circulation

6.7 Air Quality

6.8 Noise

6.9 Cultural Resources

6.10 Recreation

6.11 Housing and Population

6.11(a) Affordable Housing

- *What happens to Owner/Tennant occupied mobile homes and what are their housing opportunities and would they qualify?*
- *Potential impacts on defacto affordable housing by removal of mobile homes and replacement with "Closed" bonafide affordable student housing.*
- *Quantify how student vacancies will create potential replacement housing in the community.*
- *Explain Nevada law and what SNC is proposing with relocation.*

6.12 Public Services and Energy

6.12(a) Water Service *Project out total acre feet required and opportunities for acquisition.*

CHAPTER 7. SIGNIFICANT IMPACTS

7.1 Significant Adverse Impacts Which Cannot Be Avoided

7.2 Relationship Between Local Short Term Uses of the Environment and the Maintenance and Enhancement of Long Term Productivity

7.3 Significant Irreversible and Irretrievable Commitment of Resources

7.4 Growth-inducing Impacts

CHAPTER 8. PROPOSED MITIGATION MEASURES

8.1 Detailed Summary of Mitigation Measures

APPENDIX *SECOND BOOKLET*

A. MONITORING PROGRAMS

B. LIST OF PREPARERS

C. PERSONS AND AGENCIES CONSULTED; SOURCES & REFERENCES

D. LIST OF AGENCIES, ORGANIZATIONS & PERSONS TO WHOM DOCUMENTATION IS TO BE SENT

E. TECHNICAL APPENDICES *Cover letters to complete reports on file @ TRPA*

E.1 Student Enrollment Records
E.2 Hydrology Calculations
E.3 Biotic
- E.3(a) Revegetation Guidelines
- E.3(b) Proposed Seed Mix and Application Rates for Revegetation Treatment Areas
- E.3(c) Key to the Sensitive Species List

E.4 Air Quality
E.5 Noise
E.6 Energy Alternatives

RECEIVED

Revised 1/6/99

TRPA ENVIRONMENTAL CHECKLIST
for
The Initial Determination of Environmental Impact

I. **Project Name or Identification:**

Sierra Nevada College, Lake Campus Master Plan and Redevelopment of Mountain Campus and College Park

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.

L: refers to Lake Campus
M: refers to Mountain Campus
C: refers to College Park

1. **Land**

Will the proposal result in:

a. Compaction or covering of the soil beyond the limits prescribed in the land capability system?

Yes	No	No, with Mitigation	Data Insufficient
		L M C	

1.a. Lake Campus: The development of Sierra Nevada College's (SNC) Lake Campus as proposed in the Master Plan will result in approximately 47% land coverage of the 20 acre site. The site contains land capabilities 6, 4 and 1b which collectively allow for approximately 28% land coverage. The impacts of coverage in excess of that allowed by the land capability system will be mitigated by transferring existing land coverage from the College's property known as College Park located adjacent to the Mountain Campus on College Drive to the Lake Campus on Country Club Drive. Both sending and receiving parcels are located in Incline Village and in the same TRPA designated watershed area.

TRPA Code Section 20.3.B(3) allows for maximum land coverage (base coverage plus transferred coverage) on a parcel for public service facilities up to 50% of the project area, provided the parcel is located with in an approved community plan. The project site is located in the Incline Village Tourist Community Plan. In addition the coverage may be used only on the project area located within land capability districts 4-7. The proposed land coverage for the project will be located in areas of high land capability, 4 and 6, and will not exceed the permitted 50% allowable land coverage.

College Park: College Park is currently a mobile home park containing 89 spaces that is owned and managed by SNC. The College is proposing to change the use of the park from mobile homes to condominiums, and at the same time reduce the density from 89 units to 65 units. As a result of this proposal, a portion of the existing coverage will be removed and banked for transfer as needed to the Lake Campus. The area where the land coverage will be transferred from in College Park will be restored and revegetated with Tahoe native plants. Much of the land coverage that is to be removed is located in land capability 1b, stream environment zone. Stream zone restoration will be proposed as part of the redevelopment of this parcel.

Mountain Campus: Land coverage at the mountain campus will be decreased as a result of replacing six mobile homes with a parking lot. Existing land coverage in the area designated as 1b/SEZ will be removed, restored and revegetated in addition to land coverage and several compacted areas located in high land capability areas. As per the direction of Washoe County Development Review Department, the parking area fronting College Drive will be removed and landscaped.

The land coverage where the existing Mountain Campus parking lot is currently located will be removed and banked. Coverage in the amount of 30% from the three parcels will be banked for future residential use; excess banked coverage will either be transferred to the Lake Campus or sold for transfer elsewhere.

The applicant will prepare drainage reports and engineered calculations on all parcels for design and installation of temporary as well as permanent Best Management Practices (BMP's) that will treat and infiltrate all run-off from a 20 year one hour storm.

b. Change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

c. Unstable earth conditions during or after completion of the proposal?

Yes	No	No, with Mitigation	Data Insufficient
		L M C	

1.c. All parcels: The applicant will install temporary as well as permanent BMP's to stabilize earth conditions during and following completion of construction. Temporary measures will include vegetative protective fencing, filter fabric fencing to prevent run-off and sediment discharge, sprinkling unstable earth conditions for dust control to mitigate impacts to air quality, etc. Permanent measures include installation of treatment devices such as sand oil-grease separators to treat all runoff from parking areas in addition to construction of engineered drainage facilities that have the capacity to infiltrate all run-off from a 20 year one hour storm.

d. Changes in the soil or geologic substructures?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

e. The continuation of or increase in wind or water erosion of soils, either on or off the site?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

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?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mud slides, ground failure, or similar hazards?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

2. Air Quality

Will the proposal result in:

a. Substantial air emissions or deterioration of ambient air quality?

Yes	No	No, with Mitigation	Data Insufficient
	C M	L	

2.a. College Park: The number of residential units in College Park will decrease from 89 to 65. Therefore, the number of daily vehicle trips(DVT) will decrease from 890 to 650; a reduction of 240 DVT.

Lake Campus: It is estimated that the proposed project will generate a significant increase (>200) in the number of daily vehicle trips generated to the site. However, the number if trips that will be generated to the Lake Campus will be offset by the decrease in the number of trips to College Park. As part of the project review process the applicant will prepare a technically adequate analysis of potential traffic and air quality impacts. To lessen air quality impacts from increased trip generation the applicant is proposing to implement the following mitigation measures:

* *installation of pedestrian and bike trails that will link the campus to the community*
* *provide incentives for students and faculty to utilize the SNC shuttle service operating between the Mountain and Lake Campus's, including existing ridership data.*
* *provide incentives for users of the Campus to utilize the public transit system*

e. The creation of objectionable odors?

Yes	No	No, with Mitigation	Data Insufficient
	CM	L	

2.e. Lake Campus: A new laboratory will be provided as part of the Lake Campus facilities. The lab equipment will meet current State and Federal Emission Standards. The HVAC equipment proposed meets Federal Emissions Standards.

f. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

3. Water

Will the proposal result in:

a. Changes in currents, or the course or direction of water movements?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20 yr. 1 hr. storm runoff cannot be contained on the site?

Yes	No	No, with Mitigation	Data Insufficient
		LMC	

3.b. Please refer to the response to question 1.c.

c. Alterations to the course or flow of 100-year flood waters?

Yes	No	No, with Mitigation	Data Insufficient
	LM		C

d. Change in the amount of surface water in any water body?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or tributary?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

f. Alteration of the direction or rate of flow of ground waters?

Yes	No	No, with Mitigation	Data Insufficient
	MC		L

3.f. Lake Campus: A geotechnical report was previously prepared for the project area. Exploration of the subsurface materials across the site consisted of 15 test borings and 1 test pit. The information contained in this report and any additional analysis considered necessary will be utilized to avoid alteration of the direction or rate of flow of ground waters during the building design phase of the Master Plan.

g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

Yes	No	No, with Mitigation	Data Insufficient
	MC		L

3.g. Please refer to response for 3.f. above. No additions or withdrawals through interception of an aquifer by cuts or excavations is proposed.

h. Substantial reduction in the amount of water otherwise available for public water supplies?

Yes	No	No, with Mitigation	Data Insufficient
	MC	L	

3.h. Lake Campus: It is anticipated that the build out of the Master Plan will result in a demand of approximately 15 af. of water. The College is currently in the process of purchasing 11 af. of water which will be transferred to the IVGID system. The Board of Directors of the Incline Village General Improvement District (IVGID) have approved reimbursement of the cost of obtaining the water rights incurred by the College. Therefore, there will be no impact on the amount of water otherwise available for public water supplies.

i. Exposure of people or property to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?

Yes	No	No, with Mitigation	Data Insufficient
	LM		C

4. Plant Life

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?

Yes	No	No, with Mitigation	Data Insufficient
		LMC	

4.a. Please refer to the response to question 1.a. Any coverage in excess of that allowed by the land capability system will be transferred from College Park where the coverage will

be removed, the area restored and revegetated with Tahoe native plants. The proposed master plan allows for the a large majority of the open space at the Lake Campus to retain as natural native vegetation. Only two small areas, an outdoor amphitheater and the quad in front of the residence halls, will be landscaped with a hardy species of native grasses. Other landscaping, mainly consisting of planting native tree will be proposed to screen buildings from view for the purpose of mitigating scenic impacts.

b. Removal of riparian vegetation or other vegetation associated with critical wildlife habitat?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

c. Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?

Yes	No	No, with Mitigation	Data Insufficient
	M	LC	

4.c. Lake Campus: The proposed master plan allows for the a large majority of the open space at the Lake Campus to retain as natural native vegetation. Only two small areas, an outdoor amphitheater and the quad in front of the residence halls, will be landscaped with a hardy species of native grasses.

d. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora and aquatic plants?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

e. Reduction of the numbers of any unique, rare or endangered species of plants?

Yes	No	No, with Mitigation	Data Insufficient
	MC	L	

4.e. Lake Campus: The vegetation of the site was surveyed and mapped in 1992. At that time no threatened, endangered or sensitive plant species were found within the project site. In addition, no "old growth timber", key stands of individual tree species of significance were identified within the site.

5. **Animal Life**

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)?

Yes	No	No, with Mitigation	Data Insufficient
	LM		C

5.a. Lake Campus: The proposed changes to the site will not alter the observed or predicted species mix for the property. The existing site exhibits sufficient disturbance to preclude those species which are sensitive to human presence.

b. Reduction of the number of any unique, rare or endangered species of animals?

Yes	No	No, with Mitigation	Data Insufficient
	LM		C

5.b. Lake Campus: The EIS that was prepared for the SNC Proposed New College Campus in 1993 identified one species as a concern. The Mountain Yellow-legged frog is a federal candidate species. However, it was found that the "There was no habitat which might be considered potential habitat for this frog in the SNC project site.

c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

d. Deterioration of existing fish or wildlife habitat?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

6. **Noise**

Will the proposal result in:

a. Increases in existing noise levels?

Yes	No	No, with Mitigation	Data Insufficient
	MC	L	

6.a. Lake Campus: The only identified project related activity which may increase the TRPA noise level standards is related to increased roadway traffic noise long major arterials. It is anticipated that the increases in noise levels will not be noticeable and could be considered insignificant; however, the applicant will prepare a noise evaluation report as part of the project review process.

b. Exposure of people to severe noise levels?

Yes	No	No, with Mitigation	Data Insufficient
	M	L C	

6.b. Lake Campus and College Park: Temporary noise impacts generated during construction can be mitigated by:

- *Powered equipment and vehicles used during construction shall bee equipped with adequate mufflers or enclosures at all times*
- *Construction activities or equipment with noise levels in excess of the CNEL or threshold level shall be limited to the hours of operation between 8:00 am and 6:30 pm.*

No permanent severe noise levels are anticipated as part of these projects.

7. **Light and Glare**

Will the proposal produce new light or glare inconsistent with the surrounding area?

Yes	No	No, with Mitigation	Data Insufficient
	MC	L	

7. Lake Campus: To mitigate impacts of lighting or glare the proposed on site lighting, will be in compliance with the Signage, Parking and Design Standards and Guidelines for the Community Plans of Washoe County.

8. **Land Use**

Will the proposal result in a substantial alteration of the present or planned land use of an area?

Yes	No	No, with Mitigation	Data Insufficient
C	LM		

8. Lake Campus: The project site is located in Incline Village Tourist Community Plan and is designated for public service use. The Special Policies portion of the Community Plan states that Sierra Nevada College should provide student housing with their proposed campus expansion to this plan area.

College Park: The project site is located in Plan Area 41 Incline Village #3; land use classification, residential; special designation: multi-residential incentive program. This will be a change in land use within residential.

Mountain Campus: The project site is zoned public semi-public facilities (PSP) by the county

9. **Natural Resources**

Will the proposal result in:

a. An increase in the rate of use of any natural resources?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

b. Substantial depletion of any non-renewable natural resource?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

10. **Risk of Upset**

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?

Yes	No	No, with Mitigation	Data Insufficient
	MC		L

Will the proposal involve possible interference with an emergency evacuation plan?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

11. **Population**

Will the proposal alter the location, distribution, density, or growth rate of the human population planned for the Region?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

12. **Housing**

Will the proposal affect existing housing, or create a demand for additional housing?

Yes	No	No, with Mitigation	Data Insufficient
	M	L	C

12. *Lake Campus: The Master Plan provides for 750 FTE students at the Lake Campus and 250 FTE students at the Mountain Campus. The College is planning on housing 40-50% of the students at the Lake Campus, or approximately 400 students. Currently there are 50 students living at the Lake Campus, therefore additional housing for 350 students will be required. In 1994 the College received approval to construct 4 residence halls utilizing 80 residential bonus units. When the Incline Village Tourist Community Plan was adopted in April 1996 there was 110 residential bonus units available. Since that date no projects have been approved by TRPA that utilized bonus units; therefore, there are still 110 bonus units available in that community plan.*

TRPA assumes 2.5 persons per residential dormitory unit; therefore, the College would require an allocation of 140 residential bonus units for construction of residential facilities for 350 additional students. The applicant will transfer in the additional 30 bonus units needed to house the additional 350 students on campus. It is assumed that this process would be completed as part of the project review process for each phase of development of the Master Plan.

The utilization of residential bonus units for student housing is explained in the following discussion:

The 1993 EIS that was prepared for the Lake Campus discusses the affordable housing study that was commissioned by the Tahoe Basin Association of Governments (TBAG) in September, 1991. A study was prepared in 1991 by Connerly and Associates, Is the TRPA Code Consistent with the Affordable Housing Goals in the Tahoe Regional Plan?. This study identified a total of 11,391 affordable housing units in four distinct communities on the North Shore (Incline/Crystal Bay, Kings Beach, Sunnyside/Tahoe City, and Tahoe Vista). The study also recognized the need for increased housing available to lower income persons throughout the Basin.

In 1993 , based on the Connerly study and the input of the community plan team, Romany Woodbeck, Washoe County planner at the time, identified three specific groups of typically lower income persons with specific housing needs in Incline Village. These are: employees, students and the elderly. The community planning process addressed these needs by allowing for the potential redistribution of available residential bonus units to those areas appropriate to provide housing for the three groups. PAS 048, the location of the Lake Campus, was envisioned as a receiving area for available additional bonus units to facilitate additional housing for student housing.

TRPA Code of Ordinances, Chapter 35

Chapter 35 of the TRPA Code assigns a maximum of 1,600 multi-residential bonus units to plan areas throughout the Basin. These bonus units may be approved for use only on parcels located in plan areas or community plans designated as eligible for the Multi-Residential Incentive Program. Furthermore all projects receiving multi-residential bonus units shall comply with the following criteria:

1. The proposed density shall not exceed the density limits set forth in the community plan.

The density for multi-person dwellings is 25 persons per acre in the subject community plan. The Lake Campus site is 18.44 acres permitting 461 persons. Approximately 400 are proposed.

2. Multi-family dwellings *shall be designated in the plan area as an allowed or special use .*

Multi-family and multi-person dwelling units are special uses in the community plan. The special use findings listed under TRPA Section 18.1.B can be made for the proposed student housing.

3. The project shall be located within a plan area or community plan designated as eligible for the Multi-Residential Incentive Program.

The Incline Village Tourist Community Plan is designated for the Multi-Residential Incentive Program.

The College meets all of the criteria required to be eligible for multi-family bonus units. In fact, as part of the TRPA permit that was issued for construction of the first phase of the Lake Campus, 80 multi-family bonus units were allocated to the project to be used for student housing. Therefore, there is precedence of bonus units being allocated for this purpose.

13. Transportation/Circulation

Will the proposal result in:

a. Generation of 100 or more vehicle trips or in excess of 1% of the remaining road capacity?

Yes	No	No, with Mitigation	Data Insufficient
	MC	L	

13.a. Lake Campus: The proposal will result in generation of 100 or more vehicle trips; however, the proposed Master Plan which calls for consolidation of the undergraduate programs at the lake campus, will decrease the existing traffic generated between the lake campus, where the undergraduates live, and the Mt. Campus, where the majority of the classes are held. Further, daily vehicle trips will be reduced at College Park by approximately 240.

This decrease in trips will help to offset the impacts that the increase in FTE students from 525 to 1,000 will generate. The proposed master plan will include measures to help reduce potential vehicle miles of travel in the Basin. These include:

1) providing additional student housing on campus and limiting use of vehicles for students who will live on campus in the dormitories. Campus housing will be provided for 40% of the FTE student population. This is a substantial increase above existing levels.

2) provision of a TART stop adjacent to the site; and

3) development of a path system which will link the site to surrounding pedestrian and bicycle facilities.

To help reduce VMT estimated to be generated by the facility, the following measures are presented to provide other options in developing a feasible program towards minimizing daily vehicle trips and vehicle miles of travel.

4) establish a ride-sharing program for faculty and staff to reduce commute trips

5) implement parking fees to help discourage single occupant vehicle travel tot he site

In addition the applicant will contribute financially by paying an air quality mitigation fee in the amount of $20.00 per daily trip.

b. Effects on existing parking facilities, or demand for new parking?

Yes	No	No, with Mitigation	Data Insufficient
	MC	L	

13.b. Lake Campus: The Master Plan proposes to increase the number of students to 1,000 FTE which includes full and part-time students which will be located at both the Mountain and Lake Campus's. The county parking standard for colleges is .5 spaces per student; or 500 spaces for 1,000 students. The project proponent will provide adequate parking to accommodate the demand. The master plan calls for two, three story parking structures to be constructed at the Lake Campus in addition to some surface parking to accommodate temporary parking, loading and unloading, handicap parking, etc.

c. Substantial impact upon existing transportation systems?

Yes	No	No, with Mitigation	Data Insufficient
	MC	L	

13.c. Please refer to the response to question 2.a.

d. Alterations to present patterns of circulation or movement of people and/or goods?

Yes	No	No, with Mitigation	Data Insufficient
LMC			

13.d. With the development of the Lake Campus, reduction of intensity at the Mountain Campus and reduction in density at College Park, current vehicle and people movement will occur.

e. Alterations to waterborne, rail or air traffic?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?

Yes	No	No, with Mitigation	Data Insufficient
	MC	L	

13.f. Lake Campus: A network of sidewalks, and trails are proposed within the site with connections to the existing public pedestrian system.

14. Public Services

Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas?

a. Fire protection?

Yes	No	No, with Mitigation	Data Insufficient
	MC	L	

14.a Lake Campus: The Master Plan has been reviewed by the North Lake Tahoe Fire Protection District and found to comply with their standards and regulations.

b. Police protection?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

c. Schools?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

d. Parks or other recreational facilities?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

e. Maintenance of public facilities, including roads?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

f. Other governmental services?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

15. **Energy**

Will the proposal result in:

a. Use of substantial amounts of fuel or energy?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

16. **Utilities**

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?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

b. Communication systems?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

c. Water?

Yes	No	No, with Mitigation	Data Insufficient
	M	LC	

16.c. Lake Campus: The applicant is in the process of acquiring the necessary water rights to accommodate the Master Plan. It is estimated that approximately 20 af of water will be necessary to meet the demand of full build-out.

College Park: The applicant has received approvals from IVGID, the water purveyor, to utilize the existing water services provided the new demand does not exceed the existing.

d. Sewer or septic tanks?

Yes	No	No, with Mitigation	Data Insufficient
	MC	L	

16.d. Lake Campus: See response to 16.c above. In addition, as per Art Johnson of IVGID utilities, the water treatment plant in Incline Village has capacity to accommodate the anticipated increased waste water.

e. Storm water drainage?

Yes	No	No, with Mitigation	Data Insufficient
	MC	L	

16.e. Lake Campus: The project will contain sufficient infiltration facilities on site to treat run-off from a 20 year one hour storm.

f. Solid waste and disposal?

Yes	No	No, with Mitigation	Data Insufficient
	MC	L	

16.f. Lake Campus : Independent Sanitation in Incline Village will collect and dispose of all solid waste produced at the Lake Campus. To lessen the impacts of solid waste recycling bins will be places adjacent to all waste receptacles.

17. Human Health

Will the proposal result in:

a. Creation of any health hazard or potential health hazard (excluding mental health)?

Yes	No	No, with Mitigation	Data Insufficient
	MC	L	

17.a. Please refer to the response to question 2.e.

b. Exposure of people to potential health hazards?

Yes	No	No, with Mitigation	Data Insufficient
	MC	L	

17.b. Please refer to the response to question 2.e.

18. Aesthetics

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?

Yes	No	No, with Mitigation	Data Insufficient
	MC	L	

18. The project proponent will prepare a full scenic analysis including photographic simulations and written report that addresses the impacts of the proposed project as viewed from Highway 28, Mount Rose Highway and Diamond Peak. The project will not be visible from Lake Tahoe. Mitigation measures that will be implemented into design of the project include compliance with TRPA height standards for buildings, using earthtone colors and materials that conform to the design standards for the community plan as well as all exterior lighting and signage.

19. Recreation

Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

20. Archaeological/Historical

a. Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building?

Yes	No	No, with Mitigation	Data Insufficient
	L		MC

b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?

Yes	No	No, with Mitigation	Data Insufficient
	L		MC

c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

d. Will the proposal restrict existing religious or sacred uses within the potential impact area?

Yes	No	No, with Mitigation	Data Insufficient
	L		MC

21. **Mandatory Findings of Significance.**

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?

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

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.)

Yes	No	No, with Mitigation	Data Insufficient
	LMC		

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?)

Yes	No	No, with Mitigation	Data Insufficient
		LMC	

d. Does the project have environmental effects which will cause substantial adverse effects on human being, either directly or indirectly?

Yes	No	No, with Mitigation	Data Insufficient
		LMC	

III. 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.

(Signature of person completing this form)

PHILIP GLANFARR
AGENT/APPLICANT

1/6/99
Date

IV. DETERMINATION (TO BE COMPLETED BY TRPA)

ON THE BASIS OF THIS EVALUATION:
THE PROPOSED PROJECT COULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND A FINDING OF NO SIGNIFICANT EFFECT SHALL BE PREPARED IN ACCORDANCE WITH TRPA'S RULES OF PROCEDURE.

YES	NO

THE PROPOSED PROJECT COULD HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT, BUT DUE TO THE LISTED MITIGATION MEASURES WHICH HAVE BEEN ADDED TO THE PROJECT, COULD HAVE NO SIGNIFICANT EFFECT ON THE ENVIRONMENT AND A MITIGATED FINDING OF NO SIGNIFICANT EFFECT SHALL BE PREPARED IN ACCORDANCE WITH TRPA'S RULES AND PROCEDURES.

YES	NO

THE PROPOSED PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL IMPACT STATEMENT SHALL BE PREPARED IN ACCORDANCE WITH THIS CHAPTER AND TRPA'S RULES OF PROCEDURE.

YES	NO

SIGNATURE OF EVALUATOR AND TITLE DATE

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada
www.ceres.ca.gov/trpa

P.O.B. 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547
Fax (702) 588-4527
Email: trpa@sierra.net

MEMORANDUM

February 2, 1999

To Advisory Planning Commission

From: TRPA Staff

Subject: Notice of Preparation and Scoping, State Route 28 Parking Environmental Assessment

Proposed Action: No formal action is proposed for this item at this time. Staff is requesting input and comments on the scoping of alternatives to parking and use patterns along the east shore of Lake Tahoe.

Staff Recommendation: Staff recommends that a public hearing be held to gather public input and comments on the scoping of alternatives to parking and use patterns along East Shore.

Background: SR 28 between Incline Village and Spooner Summit is one of fourteen National Scenic By-ways designated by the U.S. Department of Transportation, having received this distinction in 1996. This designation is reserved for those highways possessing outstanding qualities that exemplify the regional characteristics of our nation.

One requirement for the Eastshore Drive National Scenic By-way is the completion of a Corridor Management Plan (CMP). A CMP was completed for this segment of SR 28 in 1997. Much of the effort of these planning studies has been to address the issue of parking. Designated parking is located in just a few locations, with a large number of users parking along the roadway shoulder in an uncontrolled fashion. The CMP identified recommendations for removing and/or reducing the parking along the highway.

The groups involved in TEAM Tahoe (US Forest Service, Nevada State Parks, TRPA, NDOT, Tahoe Area Naturists, Carson City) have been working to develop alternatives to the on-highway parking. Listed below are some goals that have been identified for the proposed project.

> The goal of this project is to address the visual and erosion concerns along Nevada State Route 28 corridor by providing alternative methods of access for the public.
>
> It is the intent of this project to maintain current levels of public access as specified in the Lake Tahoe Basin Management Unit Forest Management Plan.

Staff will begin this item with a brief presentation. Please contact Richard Wiggins at (775) 588-4547 if you have any questions or comments regarding this agenda item.

RW/dmc

AGENDA ITEM VI.D.