TRPA INITIAL ENVIRONMENTAL CHECKLIST AND EXPLANATIONS

I PROJECT INFORMATION

Assessor's Parcel Numbers (APNs)/Project Location: A map of the South Shore Area Plan (SSAP) boundaries is included in Appendix A. The area generally includes multiple parcels along US 50 and SR 207 from the California/Nevada Stateline to the lower Kingsbury area. The boundaries of the SSAP coincide with the boundaries of the existing Kingsbury and Stateline Community Plans, and include parcels owned by Edgewood Companies in the Edgewood Plan Area (Plan Area Statement [PAS] 070A), south of the State of Nevada 4-H Camp and west of US 50, and the Kingsbury Drainage Plan Area (PAS 080), north of Lake Parkway and east of US 50.

Project Name: South Shore Area Plan

County/City: Douglas County

II PROJECT DESCRIPTION

This TRPA Initial Environmental Checklist (IEC) evaluates potential environmental effects associated with implementation of Douglas County's proposed SSAP described below.

AREA PLAN OVERVIEW

The SSAP was prepared to implement and conform to the TRPA Regional Plan and the TRPA/Tahoe Metropolitan Organization Regional Transportation Plan (RTP), adopted on December 12, 2012, effective February 9, 2013. In accordance with the Regional Plan, local jurisdictions have the flexibility to prepare area plans in a format that best suits their needs provided the area plan is consistent with the Regional Plan and meets the requirements set forth in Chapter 13, "Area Plans," of the TRPA Code of Ordinances (Code). Douglas County has prepared the SSAP documents in a manner that updates and integrates with the plans, maps, and ordinances that are already in effect for the remainder of the county, outside of the Tahoe Basin.

Adoption of the SSAP would replace or revise the relevant Douglas County plans, maps, and ordinances developed to implement the 1987 Regional Plan, and would replace the Kingsbury and Stateline Community Plans, and the relevant portions PASs 070A and 080. Table 1 provides an overview of the existing plans, maps, and ordinances that are relevant to the SSAP, a synopsis of the proposed changes, and a brief description of those changes.

Table 1 Elements of South Shore Area Plan		
SSAP Element (Name Used in IEC)	**Proposed Change from Existing Plans, Maps, and Ordinances**	**Summary Description**
Douglas County Master Plan Amendment (Land Use Element, and Land Use Map)	Replaces existing "Chapter 2: Land Use Element – Tahoe Regional Plan" with the proposed "Chapter 2: Land Use Element – Tahoe Planning Area"	▪ Adopts by reference the 2012 Regional Plan Goals and Policies ▪ Summarizes environmental and socioeconomic conditions ▪ Includes new goals, policies and actions to implement the SSAP ▪ Defines new land use districts within the SSAP
	Amends Future Land Use Map	Changes map to be consistent with TRPA's conceptual land use map (TRPA 2012a: p. 2-35). Uses "commercial" designation in lieu of TRPA's "mixed-use" land use classification to be consistent with terminology used elsewhere in the county.
Zoning Map Amendment (Zoning Map)	Changes zoning for SSAP area (667.5 acres)	▪ Properties within Stateline Community Plan assigned T-T/HDT (Tahoe-Tourist/High Density Tourist) Overlay zoning district. o T-T district includes existing and future tourist-oriented uses. o HDT district includes existing hotel/casino towers. ▪ Properties within the Kingsbury Community Plan assigned the T-MU/TC (Tahoe-Mixed Use/Town Center) Overlay zoning district. o T-MU district reflects areas targeted for redevelopment – may include a mix of tourist, recreation, commercial, light industrial, and residential uses. o TC overlay district reflects areas targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities and future development that will result in environmental gain. ▪ A total of 247.5 acres within Kingsbury Drainage Plan Area (PAS 080) assigned T-RR (Tahoe-Resort Recreation) zoning district. District limited to the Edgewood mountain parcels – allows tourist, commercial, and residential uses in conjunction with a recreation use. New development must be the result of development transfers that result in the retirement of existing development elsewhere in the Tahoe Basin. ▪ A total of 233.2 acres within Edgewood Plan Area (PAS 070A) assigned the T-R (Tahoe-Recreation) zoning district. District is for private and public recreation areas, such as golf courses, beaches, state parks, and ski resorts.
Douglas County Development Code Amendment (Douglas County Code)	Changes Section 20.685.020, (GD) General Provisions AND Chapters 20.700 through 20.702	The following code amendments are editorial changes only: ▪ Adds references to new Chapter 20.703, Tahoe Area Plan Regulations ▪ Deletes references to special planning districts: o Kingsbury Community Plan: Special Areas #1 – 4 (C-076-KB SA1 to SA4) o Stateline Community Plan: C-89A SL o PAS 070A: Special Area #1 (C-070A SA1) o PAS 080: Special Area #2 (R-080 SA2) ▪ Updates references to the 2013 TRPA Code of Ordinances (Code)
	Adds Chapter 20.703, Tahoe Area Plan Regulations	Establishes language to implement an Area Plan, including the SSAP, pursuant to Chapter 13 of the TRPA Code. New code section includes: development standards (e.g., height, density, setbacks, etc.); permitted uses; use definitions; parking and loading standards; signage standards; noise standards; and monitoring provisions, among others.

Table 1 Elements of South Shore Area Plan		
SSAP Element (Name Used in IEC)	**Proposed Change from Existing Plans, Maps, and Ordinances**	**Summary Description**
Design Standards and Guidelines (South Shore Design Standards and Guidelines)	Replaces 1993 Design Standards and Guidelines for the Round Hill, Stateline, and Kingsbury Community Plans[1]; and design standards in Chapter 36 of the TRPA Code that apply to PASs 070A and 080	Establishes new design standards and guidelines prepared in accordance with Section 13.5.3.D that correlate with the Douglas County Design Criteria and Improvement Standards (DCIS) such that there is one document that contains all design standards and guidelines that apply to all areas within the SSAP.

[1] The existing 1993 design standards and guidelines would continue to apply to the Round Hill Community Plan area.
Source: Adapted by Ascent Environmental 2013.

As part of the SSAP, Douglas County will comply with all mitigation measures from the *Regional Plan Update EIS* certified by the TRPA Governing Board on December 12, 2012. The adoption of these measures includes compliance with measures that have already been incorporated into the TRPA Code, adopted on December 12, 2012 and effective on February 9, 2013. For those mitigation measures that have not yet been codified and are in the process of being developed by TRPA with a deadline of December 2013 (such as Mitigation Measure 3.4-2, "Develop and Implement a Best Construction Practices Policy for Construction Emissions"), depending on delegation authority, either Douglas County and/or TRPA would continue the existing practice of incorporating measures to reduce effects to the extent feasible on a project-specific basis. By adopting these measures as part of the SSAP, they are an element of the proposed project.

In a separate document, *Regional Plan Conformance Checklist for Area Plans*, TRPA finds that the SSAP materials are consistent with the updated Regional Plan and the standards set forth in Section 13.6.5 of the TRPA Code.

III BASELINE

As specified in Section 13.3.1 of the TRPA Code, all plans, policies, and regulations in the Regional Plan and the TRPA Code shall remain in effect unless superseded by the provisions of an area plan. Thus, existing baseline conditions for the purposes of this IEC reflect current 2013 conditions (the time of writing of this IEC) with the updated Regional Plan and TRPA Code in effect, and the existing plans (including the Kingsbury and Stateline Community Plans, and PASs 070A and 080), maps, and ordinances also in effect. Like the Regional Plan, the SSAP has an approximate 20-year planning horizon.

The proposed project evaluated in this IEC is the adoption and implementation of the proposed SSAP. With approval, the SSAP would be in place, in which case the SSAP would become part of the Regional Plan and would replace existing plans, maps, and ordinances. The focus of the analyses herein is on the replacement of the existing plans (including applicable community plans and PASs), maps, and ordinances with the SSAP and the potential environmental effects of implementing the SSAP over its approximately 20-year plan horizon.

IV METHODOLOGY AND ASSUMPTIONS

This IEC was prepared to evaluate the potential environmental effects of the SSAP using as a tool the IEC checklist questions, responses, and supporting narrative. The analysis tiers from and incorporates by reference specific analyses contained in the following environmental review documents, as appropriate:

- TRPA, *Regional Plan Update EIS,* certified by the TRPA Governing Board on December 12, 2012 (RPU EIS)

- TRPA/Tahoe Metropolitan Planning Organization (TMPO), *Mobility 2035: Regional Transportation Plan/Sustainable Communities Strategy EIR/EIS*, certified by the TMPO Board and the TRPA Governing Board on December 12, 2012 (RTP EIR/EIS)

These program-level environmental documents include a regional scale analysis and a framework of mitigation measures that provide a foundation for subsequent environmental review at an area plan level. These documents serve as first-tier documents for the TRPA review of the proposed SSAP. To the extent that the SSAP is consistent with the Regional Plan and the RTP, for which the program EISs were prepared, the SSAP could be found to be "within the scope" of the program EISs, or in the context of tiering, could use the IEC to focus only on new, specific environmental effects resulting from the project that were not adequately addressed in the program-level EIS documents.

This SSAP IEC is also a program-level environmental document. No specific development projects are proposed at this time or analyzed herein. All future projects within the SSAP would be subject to project-level environmental review and permitting by TRPA and/or Douglas County, with the permitting agency determined based on the size, nature and location of the project (Section 13.7.3 of the TRPA Code and Section 20.703.220 of the Douglas County Code). Project-level environmental documents would require identification of, and mitigation for any potentially significant environmental impacts.

TRPA has prepared an Area Plan Environmental Analysis Guidelines flowchart intended to assist local jurisdictions in considering environmental review requirements associated with the land uses proposed in area plans. The guidance poses the following questions:

- Does a land use district in the area plan allow a use that has a greater potential impact than the corresponding land use in the Regional Plan? This includes any community plans and/or PASs that would be wholly or partially, replaced by the area plan.
- Does a zoning district in the area plan allow a use that has a greater potential impact than the corresponding land use district in the PAS?
- Does the project have a greater potential impact than the use allowed by the zoning district in the area plan/PAS?

These questions contemplate whether land use changes resulting from adoption of an area plan would result in new uses that could result in environmental impacts not previously contemplated by the community plans, PASs, and Regional Plan.

To address these questions, the proposed SSAP Land Use Map, Zoning, and Douglas County Code revisions were reviewed. The proposed land use and zoning map amendments are consistent with the TRPA conceptual land use map adopted as part of the 2012 Regional Plan. Chapter 20.703 of the Douglas County Code would modify the list of permissible uses from what is currently allowed within the Kingsbury and Stateline Community Plans, and PASs 070A and 080. One of the fundamental changes in land use in the SSAP is the elimination of special areas currently mapped in these documents. Specifically, the removal of Special Areas #1 through 4 in the Kingsbury Community Plan, Special Area #1 in PAS 070A, and Special Area #2 in PAS 080.

The tables included in Appendix B compare the existing permissible uses allowed within the Kingsbury and Stateline Community Plans and PASs 070A and 080 (including special areas) with those uses that would be allowed with implementation of the SSAP, as specified in the Douglas County Code. Many of the permissible use changes are a change in name only, where the use name is changed to be consistent with Douglas County uses names used elsewhere in the county outside the Tahoe Basin or where the use name is the result of the consolidation of multiple uses under one name. Generally, the types of land uses that would be permissible in the T-MU/TC and T-T/HDT zoning districts (contiguous with the Kingsbury and Stateline Community Plan areas,

respectively) are consistent with the mix of uses (commercial, public service, light industrial, office, tourist accommodation, and residential) envisioned for community centers in the Regional Plan [TRPA 2012a: page 2-33]); the uses that would be permissible within the T-RR zoning district (a portion of PAS 080) reflect the mix of uses envisioned for the two resort recreation areas in the Regional Plan (recreation, residential, tourist accommodation, and commercial uses [TRPA 2012b: page 3-53]); and the uses within the T-R zoning district (a portion of PAS 070A) are consistent with recreation type uses currently allowed within PAS 070A. With respect to the T-R zoning district, no new uses, except riding and hiking trails that are recreation uses consistent with the recreation land use classification, would be allowed outside of the area defined as Special Area #1 in PAS 070A as provided in Section of 20.703.090 of the Douglas County Code and as shown on Record of Survey Map recorded in the Official Records of Douglas County as Document No. 34529 (T Policy 6.3 of the Land Use Element). New uses within Special Area #1 would be limited to those uses currently allowed outside of Special Area #1, and consistent with the types of uses allowed within recreation plan areas.

This IEC focuses on the evaluation of the environmental effects resulting from a change in regulations and permissible uses from existing conditions (i.e., applicable PASs and community plans) to the proposed project conditions (i.e., SSAP). In general, because the proposed new uses are consistent with the land uses envisioned in the Regional Plan, the environmental effects associated with the SSAP were analyzed in the RPU EIS and do not require additional analysis. In specific instances where there are uses (e.g., golf courses) with localized effects or use changes that were not fully assessed in the RPU EIS, the potential impacts of those uses are assessed herein, primarily in Item 8a of this IEC. The analysis also characterizes localized conditions where the program-level environmental documents may have focused on regional circumstances.

The IEC includes a series of questions categorized by and pertaining to resources regulated by TRPA. Each checklist item requires a checked response of “Yes,” “No,” “No, with Mitigation,” or “Data Insufficient.” A checked response of “Data Insufficient” or a determination that a project may have a significant effect on the environment (Section 3.3.2 of the TRPA Code) indicates that additional environmental review in the form of an Environmental Assessment (EA) or Environmental Impact Statement (EIS) would be required. The IEC form indicates that all “Yes” and “No, with Mitigation” responses require written explanations. This IEC provides supporting narrative for all responses. Where a checked response may not be intuitive or easily understood by the reader, that response has been marked with an asterisk (*) and a brief clarifying statement supporting the rationale for the checked response is included.

IEC checklist items consistent with and tiered from the RPU EIS are identified as such. For these resources, the response provides a brief discussion supporting the determination of SSAP consistency with the RPU and describes the protections that are in place.

The checklist responses include cross-referencing to other checklist items to reduce redundancy, where appropriate.

V COMMODITIES INVENTORY

Chapter 50 of the TRPA Code sets forth the requirements for regulating the rate and timing of growth within the region in a manner intended to award and distribute allocations for growth and development in an orderly fashion in order to meet and maintain environmental thresholds (TRPA 2012c: page 50-1).

Table 2 summarizes the existing commodities within Douglas County and the extent of remaining commodities for residential, commercial, and tourist uses. The regional commodities and bonus units from the Regional Plan are shown in Table 3.

Table 2 Douglas County Commodities Summary	
Residential	
Total Existing Units	4,343
By Land Capability District (LCD)	
SEZ (LCD 1b)	516
Sensitive Lands (LCDs 1a, 1c, 2, and 3)	2,503
Non-Sensitive Lands (LCDs 4, 5, and 6)	1,324
Development Rights Remaining	103[a]
Commercial	
Total Existing Commercial Floor Area (CFA) (sq. ft.)	703,777
By Land Capability District (LCD)	
SEZ (LCD 1b)	12,588
Sensitive Lands (LCDs 1a, 1c, 2, and 3)	548,501
Non-Sensitive Lands (LCDs 4, 5, and 6)	142,688
By Land Use District	
Within Community Plan Areas or Town Centers	609,702
In HDT District	0
Outside of Land Use Districts	94,075
Remaining Unallocated CFA	36,250
Tourist	
Total Existing Tourist Accommodation Units (TAUs)	2,651
By Land Capability District (LCD)	
SEZ (LCD 1b)	988
Sensitive Lands (LCDs 1a, 1c, 2, and 3)	192
Non-Sensitive Lands (LCDs 4, 5, and 6)	1,471
By Land Use District	
Within Community Plan Areas or Town Centers	341
In HDT District	2,262
Outside of Land Use Districts	48
Remaining TAUs	0

Notes:
[a] Allocations for six development rights were distributed to Douglas County in spring 2013.
Source: TRPA 2013

Table 3 Region-Wide Units of Use, Bonus Units, and Commercial Floor Area					
	Existing	Remaining Allocations/ Bonus Units/Units of Use	Allocations/Bonus Units Authorized in the 2012 Regional Plan	Potential Development	Total Potential Development
Residential Units	46,962	1,075 (114 Residential Allocations, 874 Residential Bonus Units, 87 Existing Residential Units of Use)	3,200 (2,600 Residential Allocations and 600 Residential Bonus Units)	4,275	51,237
CFA (sq. ft.)	6,403,893	407,842 (24,242 banked CFA) (383,600 remaining CFA)	200,000	607,842	7,011,735
TAUs	11,947	390 (48 banked units) (342 remaining TAUs)	0	390	12,337
Source: TRPA 2012a: page 3-46.					

VI 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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to land capability and IPES. The SSAP would include the land coverage limitations of the adopted Regional Plan (Chapter 30 of the TRPA Code). These include allowing up to 70 percent coverage on developed parcels within Town Centers (T-MU/TC zoning district) and the High Density Tourist District (HDT zoning district) on high capability lands (land capability districts [LCDs] 4 through 7). The potential effects of these changes were analyzed in the RPU EIS (TRPA 2012, page 3.7-40) and were found to be less than significant.

> *"The additional coverage allowed in higher capability lands within Town Centers, the Regional Center, and the High Density Tourist District would be directly offset by coverage transferred from sensitive land or more than offset on an acre-by-acre basis by transfers from higher capability land, resulting in an overall reduction in coverage for the Region and, importantly, reduction in coverage from SEZs and other sensitive lands."*

Additionally, the SSAP does not propose an alternative comprehensive coverage management system as defined in Section 13.5.3B of the TRPA Code. However, proposed policy language (T Policy 2.3) in the Land Use Element directs the county to consider opportunities for coverage reduction in all public and private redevelopment projects within community centers.

Any subsequent projects proposed within the SSAP would be subject to permitting by TRPA and/or Douglas County. Consistent with existing requirements, permit applicants would be required to demonstrate that proposed compaction and coverage would be within the limits allowed in Chapters 30 and 53 of the TRPA Code.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to grading. Consistent with existing requirements, grading and construction activities associated with projects that could occur under the SSAP with subsequent approval would be required to comply with the provisions of Chapter 33, "Grading and Construction," of the TRPA Code and Section 20.703.250(D) of the Douglas County Code. Chapter 33 includes specific provisions for timing of grading, winterization of construction sites, specifications for cut and fills areas, protection of vegetation during construction, and preparation of a Slope Stabilization Plan for projects at the request of TRPA.

Additionally, in accordance with Section 20.703.270 of the Douglas County Code, all projects are required to comply with the provisions of the Resource Management and Protection regulations as described in Chapters 60 through 68 of the TRPA Code. This would include Section 60.4, "Water Quality Best Management Practices," of the TRPA Code, which requires that temporary best management practices (BMPs) in accordance with the *Handbook of Best Management Practices* be implemented on construction sites and maintained throughout the construction period until winterization and installation of permanent BMPs once construction has been finalized.

Any subsequent projects allowed within the SSAP would be subject to permitting by TRPA and/or Douglas County. Consistent with existing requirements, permit applicants would be required to demonstrate that any proposed grading would occur consistent with TRPA Code provisions that are protective of topography and ground surface relief features and are intended to retain natural conditions.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to BMPs for soil erosion. Consistent with existing requirements, soil disturbance associated with projects that could occur under the SSAP with subsequent approval would be required to comply with Chapters 33 and 60 through 68 of the TRPA Code. See discussion under Item 1b above. Additionally, in accordance with Section 20.703.140 of the Douglas County Code, BMPs as specified in Section 60.4 of the TRPA Code would be required for all projects.

Any subsequent projects allowed within the SSAP would be subject to permitting by TRPA and/or Douglas County. Consistent with existing requirements, permit applicants would be required to demonstrate that any proposed soil disturbance would occur consistent with TRPA Code provisions related to BMPs.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to grading, excavation, and new disturbance. Consistent with existing requirements, projects that could occur under the SSAP with subsequent approval could result in new soil disturbance, changes to native geologic substructures, and grading in excess of 5 feet. However, all projects would be required to comply with the provisions of Chapter 30 of the TRPA Code regarding permanent disturbance and Section 33.3.6 of the TRPA Code regarding excavation depths that protect subsurface groundwater.

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		

See discussion under Item 1b above.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to the deposition of beach sand, or changes in siltation, deposition, or erosion, including natural littoral processes. Only the T-R zoning district abuts Lake Tahoe; all others are upland of the Lake. Edgewood Creek, Burke Creek, Eagle Rock Creek, and Golf Course Creek cross through portions of the SSAP. In accordance with Section 20.703.280 of the Douglas County Code and Section 13.7.3 of the TRPA Code, TRPA would retain responsibility for enforcing and implementing Shorezone regulations as described in Chapters 80 through 85 of the TRPA Code. Consistent with existing requirements, projects that could occur under the SSAP with subsequent approval that would alter structures in Lake Tahoe or one of the existing creeks would be subject to the resource management and protection and Shorezone provisions in Chapters 60 through 85 of the TRPA Code.

See also the discussion under Item 3a below.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to geologic hazards. Chapter 35, Natural Hazard Standards, of the TRPA Code includes provisions addressing avalanche, floodplains, and wildfire. Douglas County has adopted the International Building Code, which includes protections for persons and property from seismic and geologic hazards. In accordance with Section 20.703.280 of the Douglas County Code and Section 13.7.3 of the TRPA Code, TRPA would retain responsibility for enforcing and implementing regulations specific to the backshore environment as described in Chapter 85 of the TRPA Code. In addition, consistent with existing conditions, any subsequent project allowed within the SSAP would be subject to project-level permitting and environmental review by TRPA and/or Douglas County. Such projects would be required to meet all applicable building codes and standards and would be required to undergo site-specific geotechnical analysis as specified by Section 33.4 of the TRPA Code. Finally, Section 20.703.300(5) of the Douglas County Code provides that the Director, the Planning Commission, Board, or other approving body, official, or entity may impose additional

conditions reasonably necessary to ensure the protection of health, safety, and general welfare of the citizens of the county. Therefore, the SSAP would not expose people or property to geologic hazards.

2 AIR QUALITY

Will the proposal result in:

a. Substantial air pollutant emissions?

Yes	No	No, with Mitigation	Data Insufficient
	X		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to air quality. Consistent with existing conditions, subsequent projects that could occur under the SSAP would be subject to subsequent environmental review and permitting, and would be required to comply with Chapter 65 of the TRPA Code (Section 20.703.270 of the Douglas County Code). Chapter 65 includes provisions that apply to direct sources of air pollution in the Tahoe region, including certain motor vehicles registered in the region, combustion heaters installed in the region, open burning, stationary sources of air pollution, and idling combustion engines.

The Lake Tahoe Air Basin is in attainment or designated unclassified for all national ambient air quality standards (NAAQS) and is designated a nonattainment area for the ozone and PM_{10} California ambient air quality standards (CAAQS). The boundaries of the SSAP are located entirely within Nevada, so the CAAQS do not apply to the SSAP. Because mitigation measures identified in the RPU EIS that would reduce emissions to the extent feasible have been adopted by Douglas County and are part of the proposed SSAP, subsequent projects under the SSAP would not result in substantial air pollutant emissions during project construction and operation, as discussed below.

Short-Term Construction Emissions

Subsequent development and redevelopment projects that could occur under the SSAP would involve construction emissions. Construction emissions are described as short-term or temporary in duration. ROG and NO_x (ozone precursors) emissions are primarily associated with gas and diesel equipment exhaust and the application of architectural coatings. Fugitive dust emissions (PM_{10} and $PM_{2.5}$) are primarily associated with site preparation and vary as a function of such parameters as soil silt content, soil moisture, wind speed, acreage or disturbance area, and vehicle travel by construction vehicles on- and off-site.

Although the details of projects are not know at this time, implementation of subsequent projects under the SSAP would involve construction that would result in the temporary generation of ozone precursor and fugitive dust emissions from site preparation; off-road equipment, material import/export, worker commute exhaust emissions; paving; and other miscellaneous activities. Typical construction equipment associated with development and redevelopment projects includes dozers, graders, excavators, loaders, and trucks.

As part of mitigation from the RPU EIS, TRPA is in the process of preparing a *Best Construction Practices Policy for Construction Emissions*, which is required to be completed by December 2013 (TRPA 2012a, page 3.4-28). Until that time, Douglas County and/or TRPA would continue the existing practices described in Mitigation

Measure 3.4-2 of the RPU EIS, which include incorporating measures to reduce construction-generated emissions to the extent feasible on a project-specific basis for any subsequent projects associated with the SSAP. Such measures include, but are not limited to, the following:

- Prohibit open burning of removed vegetation during infrastructure improvements;
- Minimize idling time to five minutes for all diesel-power equipment;
- Apply water to control dust as needed to prevent dust impacts offsite, and cleaning construction vehicles before leaving the site to prevent dust, silt, mud, and dirt from being released or tracked off-site;
- Apply approved chemical soil stabilizers, vegetative mats, or other appropriate BMPs to manufacturer's specifications, to all inactive construction areas (previously graded areas which remain inactive for 96 hours); and
- Utilize existing power sources (e.g., power poles) or clean-fuel generators rather than temporary diesel power generators, wherever feasible.

Therefore, because measures identified in the RPU EIS that would reduce constructed-generated emissions to the extent feasible have been adopted by Douglas County and are part of the proposed SSAP, subsequent projects under the SSAP would not generate substantial air pollutant emissions such that they could violate or contribute substantially to an existing or projected air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations.

Long-Term Operational Emissions

Subsequent development and redevelopment projects that could occur under the SSAP could affect regional air quality and could create localized exposure to carbon monoxide (CO) emissions.

With respect to CO, the Nevada portion of the Tahoe Basin operates under a Limited Maintenance Plan that was adopted by EPA in 2004 (TRPA 2008, page 70). The Limited Maintenance Plan includes provisions for interagency consultation procedures should CO concentrations exceed pre-determined trigger levels, which include exceedances of the 1-hour or 8-hour CO standard (TRPA 2008, page 70).

The Regional Plan seeks to accommodate the expected growth in the Region in a way that improves traffic flow and mobility of residents and visitors to the Region, and reduces regional and localized traffic congestion and related CO concentrations. Based on the analysis in the Regional Plan (TRPA 2012a, pages 3.4-22 through 3.4-26), estimated mobile-source CO emissions associated with the Regional Plan would not conflict with or obstruct regional CO maintenance efforts. Similarly, because the SSAP seeks to implement and is within the scope of what was envisioned in the Regional Plan, it too would not impede CO maintenance efforts.

With respect to localized CO impacts, the Transportation Project-Level Carbon Monoxide Protocol (Garza et al. 1997) states that signalized intersections that operate at an unacceptable level of service (LOS) represent a potential for a CO violation, also known as a "hot spot." Thus, an analysis of CO concentrations is typically recommended for receptors located near signalized intersections that are projected to operate at LOS E or F. According to the traffic analysis prepared for the RPU EIS, signalized intersections in the Basin under the Regional Plan, including those within the SSAP, measured in 2035 would operate at an acceptable LOS (i.e., LOS D or better) (TRPA 2012a, page 3.4-37). Because the SSAP seeks to implement and is within the scope of what was envisioned in the Regional Plan, it too would not cause signalized intersections to operate at unacceptable levels. Therefore, traffic volumes would not be heavy enough to result in a CO "hot spot". For this reason, and based on the fact that CO emission factors would be reduced substantially (due to increasingly cleaner fuels and vehicles) over the planning period, the SSAP would not result in congestion at intersections that would result in a violation of a CO air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations.

With respect to other regional criteria air pollutants (ozone precursors, PM_{10}, and $PM_{2.5}$), consistent with the Regional Plan, subsequent projects that may occur under the SSAP may include development and redevelopment projects that could generate long-term operational emissions, including mobile and area source emissions.

Based on the results of the emissions modeling conducted in support of the RPU EIS, emissions of ozone precursors, CO, and PM in the Basin would be expected to decrease substantially by 2035. This can be explained by the fact that vehicle emissions standards would be improved substantially over the next 20 years, and limited development could occur within the Tahoe Basin. Any additional population growth and associated increase in operational ozone precursor emissions in the Basin would be more than offset by more stringent vehicle emissions standards, fuel economy standards, and truck and bus emission rules, over the planning period (TRPA 2012a, page 3.4-33).

Emissions of PM_{10} and $PM_{2.5}$ were projected to increase slightly by 2035 (approximately 4 tons per year (TPY) or 21 lb/day and 3 TPY or 14 lb/day, respectively). However, Section 65.1.4 of the TRPA Code requires that only wood stoves that meet EPA emissions standards would be installed and would allow air quality mitigation fees to be used for regional projects, which could include incentives to remove non-conforming stoves. These proposed changes would be expected to continue the existing trend of decreasing PM emissions in the Region over the planning period.

Because the SSAP seeks to implement and is consistent with the Regional Plan, implementation of the SSAP would also be expected to result in a substantial long-term reduction in emissions of ozone precursors and CO. Because the increase in emissions of PM associated with build-out of the entire Regional Plan would be below the project-level increment considered significant by TRPA (82 lb/day), the SSAP would not be anticipated to lead to nonattainment of national standards.

b. Deterioration of ambient (existing) air quality?

Yes	No	No, with Mitigation	Data Insufficient
	X		

See discussion under Item 2a above.

c. The creation of objectionable odors?

Yes	No	No, with Mitigation	Data Insufficient
	X		

No major sources of odor or odor-generating uses such as landfills, large wastewater treatment facilities, dairies, or chemical manufacturing plants exist within the SSAP area (TRPA 2012a: page 3.4-20).

The proposed permissible uses in the SSAP, as listed in Section 20.703.090 (defined in Section 20.703.130 and summarized in Appendix B to this IEC) of the Douglas County Code, are not characteristic of the types of uses that would result in the development of a major odor source within the SSAP. In addition to land use policies that preclude odor sources being established within the Tahoe Basin, TRPA has an established Air Quality

Threshold related to odors that pertains to reducing fumes from diesel engines to the extent possible (TRPA 2012b: page 3-55). This Threshold has been implemented through Chapter 65 of the TRPA Code, which includes vehicle idling restrictions that reduce fumes from diesel engines on a region-wide basis.

Any construction-related diesel exhaust odors that would occur within the SSAP would be intermittent and temporary and would be addressed by the Chapter 65 idling restrictions such that implementation of the SSAP would not result in the creation of objectionable odors.

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*			

* *While the proposed SSAP could result in increased development, redevelopment, and construction activity resulting in an increase in overall greenhouse gas (GHG) emissions, TRPA concluded that this impact was cumulatively significant, mitigated to the extent feasible, and otherwise unavoidable.*

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

Implementation of the SSAP would result in some level of development and population growth anticipated during the plan horizon. Although many of the sustainability- and conservation-oriented land use and transportation policies and strategies of the Regional Plan would reduce VMT, increase transit and non-motor vehicle travel, and allow or encourage redevelopment that would improve energy efficiency, the combined influence of development and population growth occurring within and during the planning horizon of the SSAP alone would result in a less-than-significant increase in overall GHG emissions (approximately 7,560 metric tons of carbon dioxide equivalent [MT CO_2e]/year, well below the 25,000 MT CO_2e/year significance threshold [TRPA 2012a: p. 3.5-14]), but when considered in combination with basin-wide GHG emissions resulting from Regional Plan implementation this would be a cumulatively considerable contribution to global climate change as identified in the RPU EIS and described below (TRPA 2012a: p. 3.5-15).

Construction-related emissions would primarily be associated with heavy-duty construction equipment and truck and vehicle exhaust associated with subsequent project development. Long-term operational sources of GHG emissions associated with subsequent projects under the SSAP would include area sources (e.g., landscaping equipment, snow removal equipment, wood-burning appliances), mobile sources (e.g., vehicle exhaust), energy consumption (e.g., electricity and natural gas), solid waste (e.g., emissions that would occur at a landfill associated with solid waste decomposition), and water consumption (e.g., electricity used to deliver and treat water to serve the Region).

Based on the comparison of GHG emissions estimates conducted for the Regional Plan under existing and build-out conditions, the Regional Plan would increase overall GHG emissions in the Basin. The net increase in GHG emissions associated with Regional Plan implementation was considered substantial, and the resultant substantial long-term increase in GHG emissions was determined to make a cumulatively considerable contribution to global climate change in the RPU EIS. Because the SSAP seeks to implement and is consistent with the Regional Plan, it too could contribute cumulatively to climate change.

As part of mitigation from the RPU EIS, TRPA is in the process of preparing a *GHG Emissions Reduction Policy*, which is required to be completed by December 2013 (TRPA 2012a, page 3.5-24). The policy will require

implementation of measures for the reduction of GHG emissions generated by demolition and construction activity in the Region and by ongoing building and property operations. Until that time, Douglas County and/or TRPA would continue the existing practices described in Mitigation Measure 3.5-1 of the RPU EIS, which include developing GHG reduction measures on a project-specific basis. Such measures include, but are not limited to, the following:

- For construction-related GHG emissions:
  - Limit equipment idling time to a maximum of five minutes;
  - Recycle or reuse construction waste and demolition material to the maximum extent feasible;
  - Use electrified or alternative-fueled construction equipment to the maximum extent feasible; and
  - Use local and sustainable building materials to the extent possible.
- For operation-related GHG emissions:
  - Use on-site renewable energy, such as photovoltaic systems;
  - Exceed building code standards for energy efficiency;
  - Install energy efficient appliances and equipment in new buildings;
  - Retrofit existing buildings to exceed energy efficiency building code standards;
  - Construct new development to allow for electric lawn maintenance and snow removal equipment compatibility;
  - Require minimum passive solar design standards in new buildings;
  - Expand recycling opportunities and increase recycling infrastructure, including food waste diversion into a composting process; and
  - Implement water conservation standards in new development.

Therefore, because implementation of the Regional Plan (i.e., the cumulative condition) will result in significant and unavoidable impacts to GHG emissions and TRPA has already found that other social, environmental and economic factors overrode those impacts, no further analysis is required for the SSAP since its impacts are consistent with those identified in the RPU EIS.

e. Increased use of diesel fuel?

Yes	No	No, with Mitigation	Data Insufficient
X*			

* *While the proposed SSAP could result in increased development, redevelopment, and construction activity resulting in increased use of diesel fuel, this increase in fuel use would not result in the exposure of sensitive receptors to toxic air contaminant emissions.*

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

Construction associated with subsequent projects under the SSAP would require the use of diesel fuel for the operation of construction equipment. Certain specific projects that involve on-going truck deliveries or motorized vehicle use (such as snowmobile courses) as part of their operations could also increase gasoline and diesel fuel consumption relative to existing conditions.

From an air quality perspective, one of the primary concerns related to diesel fuel consumption is the resultant exposure of sensitive receptors to emissions of toxic air contaminants (TACs) that can occur during both the construction and operational phases of a project.

The construction of subsequent projects under the SSAP would result in short-term diesel exhaust emissions, including diesel particulate matter (PM), from the use of off-road diesel equipment required for site grading and excavation, paving, and other construction activities. Diesel PM was identified as a TAC in 1998. The potential cancer risk from the inhalation of diesel PM is a more serious risk than the potential non-cancer health impacts (TRPA 2012a, page 3.4-39).

As part of mitigation from the RPU EIS, TRPA is in the process of preparing a *Best Construction Practices Policy for TAC Emissions During Construction*, which is required to be completed by December 2013 (TRPA 2012a: page 3.4-41). Until that time, Douglas County and/or TRPA would continue the existing practices described in Mitigation Measures 3.4-5 of the RPU EIS, which include incorporating measures to reduce exposure to construction-related TAC emissions to the extent feasible for any subsequent projects associated with the SSAP. Such measures include, but are not limited to, the following:

- Limit diesel-equipment idling time to five minutes maximum;
- Equip heavy-duty construction equipment with diesel particulate traps; and
- Locate construction staging areas as far away as possible from on- and off-site receptors.

Therefore, because measures identified in the RPU EIS that would reduce construction-related TAC emissions to the extent feasible have been adopted by Douglas County and are part of the proposed SSAP, subsequent projects under the SSAP involving the use of heavy-duty diesel-fueled construction equipment would not result in the exposure of sensitive receptors to TACs.

Finally, based on a review of the proposed permissible uses in the SSAP (Appendix B), the SSAP would not include the construction or operation of any major sources of TAC emissions such as power-generating plants or other heavy industrial uses. The land use strategy of the SSAP, as well as the Regional Plan, would include incentivizing development in the two SSAP community centers, which are located along two of the Basin's main transportation corridors (US 50 and SR 207). The ARB recommends a minimum setback distance of 500 feet from urban roads with 100,000 vehicles per day or rural roads with 50,000 vehicles per day to minimize the health risk of sensitive receptors to mobile-source TACs (TRPA 2012a, page 3.4-39). Neither US 50 nor SR 207 would accommodate more than 50,000 vehicles per day (TRPA 2012a, page 3.4-40).

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to the course or direction of water movements. In accordance with Section 20.703.280 of the Douglas County Code and Section 13.7.3 of the TRPA Code, TRPA would retain responsibility for enforcing and implementing Shorezone regulations as described in Chapters 80 through 86 of the TRPA Code. Section 80.4.1 of the TRPA Code includes measures designed to preserve the natural littoral processes driven by currents and wave action within Lake Tahoe. Stream modifications are limited by the provisions of Chapter 63 of the TRPA Code, which requires protection of fish resources, and Sections 61.3.3 and 30.5, which requires protection of SEZ areas, thereby protecting streams as well. Consistent with existing requirements, projects that could occur under the SSAP that could alter the course or direction of water movements would be subject to subsequent permitting and environmental review, and TRPA Code sections described above as well as all other federal, state, and local regulations pertaining to the course or direction of water movements.

The SSAP identifies the Burke Creek project as an Environmental Improvement Program (EIP) project scheduled for implementation partially within the SSAP (EIP Project No. 01.02.03.01). This project includes the replacement of the culvert at Burke Creek and US 50 and realignment of the downstream channel and is a project that could occur with or without implementation of the SSAP. The objectives of this project are to improve fish passage and sediment transport, and enhance the riparian corridor. This project would be subject to subsequent environmental review and permitting and all applicable TRPA, federal, state, and local regulations and is intended to create a beneficial change to the course and direction of water movement in Burke Creek.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to surface water runoff. Section 20.703.250 of the Douglas County Code requires that all projects within the SSAP must demonstrate compliance with the land capability and coverage provisions of Chapter 30 of the TRPA Code. These provisions include allowing up to 70 percent coverage on developed parcels within the Town Center (T-MU/TC zoning district) and High Density Tourist District (HDT zoning district) in locations on high capability lands (land capability districts [LCDs] 4 through 7). The potential effects of these changes related to water quality were analyzed in the RPU EIS (TRPA 2012a, page 3.8-41). Coverage increases on high capability land would be achieved through restoration and transfer of existing land coverage. Additionally, all development within the SSAP would be required to meet existing BMP standards to control potential increases in stormwater runoff and pollutant loading from the additional coverage. As specified in Section 60.4.6 of the TRPA Code, except where special conditions exist and are approved by TRPA, infiltration facilities designed to accommodate the volume of runoff generated by a 20-year 1-hour storm are required for approval of all projects within the Tahoe Basin, including the SSAP. Therefore, future projects that may occur within the SSAP would not inhibit the ability to infiltrate surface water runoff from a 20-year 1-hour storm event.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to floodplains in Section 35.4 of the TRPA Code. Portions of the SSAP are located within the 100-year floodplain boundaries of Burke Creek, Edgewood Creek, and Golf Course Creek. As stated in Section 20.703.250(F) of the Douglas County Code, future development within the SSAP would be required to meet both the requirements of Chapter 35 of the TRPA Code and Chapter 20.50 of the Douglas County Code related to floodplain management.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to surface water management. Surface water and water rights in Nevada are managed by the Nevada Department of Water Resources. Consistent with existing conditions, projects that could occur under the SSAP with subsequent approval that would require additional water supply affecting the amount of surface water in Lake Tahoe or another water body would be required to comply with Chapter 20.100 of the Douglas County Code, the Douglas County Design Criteria and Improvement Standards (DCDCIS) Manual, and Chapters 32 and 60 of the TRPA Code. These regulations require that project applicants demonstrate adequate water supply and rights are available to serve the needs of the project and require that source water be protected. Section 20.703.250(C) of the Douglas County Code implements Chapter 32 of the TRPA Code, which pertains to the provision of basic services to projects.

The potential impact of development and redevelopment within the Tahoe Region, including development within the SSAP community centers (the T-MU/TC and T-T/HDT zoning districts) and the resort recreation area (T-RR zoning district), on the availability of public water supplies was analyzed in the RPU EIS (TRPA 2012a, page 3.13-11). Because the regional water demand at build-out would be less than the regional surface water allocation, and because TRPA Code Section 32.4 requires demonstration of adequate available water supply within an existing water right prior to permit approval, implementation of the SSAP would not result in a substantial reduction in the amount of surface water or the water available for public water supplies.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to discharge into surface waters and surface water quality. Section 20.703.260 of the Douglas County Code adopts the provisions of Chapter 60 of the TRPA Code, which includes standards for discharge limits to surface and ground waters. Additionally, consistent with existing conditions, all development, redevelopment, and infrastructure improvements within the SSAP would be required to meet the discharge standards of the Nevada Department of Environmental Protection (NDEP). All projects that would create more than one acre of disturbance are required to prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with NDEP's Stormwater General Permit.

Section 13.5.3 of the TRPA Code allows area plans to establish Area-Wide Water Quality Treatment Systems (Area-Wide Systems) for infiltration of urban runoff and protection of surface waters. In 1997, the Stateline Stormwater Association (SSWA) was developed to implement such a system. The SSAP includes a provision for the establishment of other future Area-Wide Systems and funding mechanisms to implement such a system (Section 20.703.200 of the Douglas County Code). However, no new Area-Wide Systems are proposed as part of the SSAP. The SSAP describes that such a system should be developed for the lower Kingsbury area to accelerate BMP implementation. If such a system is proposed in the future, an amendment to the SSAP would be required to identify the boundaries of the system, demonstrate the efficacy of the system, and describe the installation and maintenance of the system consistent with Section 13.5.3.B.3 of the TRPA Code. Such a system would also be subject to subsequent environmental review and permitting by TRPA and/or Douglas County.

Because all existing state and local protections for surface water would remain in place, and water quality BMPs (in accordance with Chapter 60 of the TRPA Code) would continue to be required for all properties within the SSAP, the SSAP would not result in discharges to surface waters or alteration of surface water quality.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to excavations that could intercept or otherwise interfere with groundwater. Section 20.703.250.D of the Douglas County Code includes all provisions of Chapter 33 of the TRPA Code pertaining to groundwater. Section 33.3 of the TRPA Code prohibits excavations,

except under certain defined and permitted conditions, that interfere with or intercept the high water table by: altering the direction of groundwater flow; altering the rate of flow of groundwater; intercepting groundwater; adding or withdrawing groundwater; or raising or lowering the groundwater table. Additionally, excavation in excess of 5 feet below ground surface (or less in areas of known high groundwater) is generally prohibited because of the potential to intercept or interfere with groundwater is prohibited. Such excavations may be permitted under certain defined conditions (Section 3.3.6.B of the TRPA), and in such cases it must be demonstrated in a soils/hydrologic report that no interference or interception of groundwater would occur as a result of the excavation. Therefore, consistent with existing conditions, future projects that may occur within the SSAP are subject to subsequent environmental review and permitting by TRPA and/or Douglas County, which would require the project applicant to demonstrate compliance with Chapter 33 of the TRPA Code and the protection of groundwater.

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		

See the discussion under Items 3d, 3e, and 3f above.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

See the discussion under Item 3d above.

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			

The SSAP would not alter or revise the regulations pertaining to water-related hazards. As stated in Section 20.703.250(F) of the Douglas County Code, future development within the SSAP would be required to meet the requirements of Chapter 35 of the TRPA Code and Chapter 20.50 of the Douglas County Code related to floodwater management. Consistent with existing conditions, because the TRPA Code prohibits the development, grading, or filling of lands within the 100-year floodplain and in the area of wave run-up (TRPA Goals and Policies, Policy NH-1.2), implementation of the SSAP would not expose people or property to flooding or wave action from 100-year storm events.

There are active faults in the Lake Tahoe Basin, which could be sources of groundshaking at locations within the SSAP boundaries during a seismic event. Seismic events could also result in tsunami or seiche within Lake Tahoe, potentially affecting low-lying areas, including portions of the SSAP. Structures within the SSAP would be design and constructed in accordance with the current design requirements of the International Building Code Seismic Zone D2. Therefore, there would be no substantial increased risk of loss, injury or death or property damage from ground shaking alone.

Ichinose et al. (2000) investigated the potential of local earthquakes to generate tsunamis and seiches within Lake Tahoe. The probability of an earthquake strong enough to cause a seiche in Lake Tahoe is estimated to be 3-4 percent in 50 years (Ichinose et al. 2000). Based on modeled wave simulations for large earthquake (magnitude >7) scenarios for faults within the Lake Tahoe Basin (North Tahoe-Incline Village Fault and the West Tahoe-Dollar Point Fault), a potential exists for tsunami and seiche-related waves between 10 and 30 feet in height to occur along the shore of Lake Tahoe, potentially threatening low-lying lakeside communities. While earthquakes last several seconds, a tsunami wave could take up to 15 minutes to reach Lake Tahoe's shore (Brown 2000). While experts have characterized the risk as far less than the risk of an approaching wildfire in the Tahoe Basin, they have called for the risk of inundation to be factored into emergency plans for the region (Wikipedia 2012; Kaye 2011).

The SSAP would implement the policies of the Regional Plan (TRPA 2012d) which provides for increased density of development in Town Centers and the High Density Tourist District. The Stateline area (T-T/HDT zoning district) is located in low-lying areas adjacent to Lake Tahoe and could be at risk from tsunami or seiche. Increasing the density of development within these areas could place additional people and properties at risk to tsunami and seiche; however no TRPA, federal, state, or local polices prohibit this land use. Douglas County has prepared a Natural Hazard Disaster Mitigation Action Plan (Douglas County 2006) which lists the goal of developing evacuation programs for neighborhoods in flood prone areas and has developed evacuation maps and strategies for the SSAP area. Additionally, consistent with existing conditions all projects within the SSAP would be required to undergo subsequent project-level permitting and environmental review, which would require the evaluation of hazards related to earthquake-related tsunami and seiche and measures (e.g., site-specific notification and evacuation procedures) may be required as appropriate.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

See the discussion under Items 3d, 3e, and 3f above.

k. Is the project located within 600 feet of a drinking water source?

Yes	No	No, with Mitigation	Data Insufficient
X*			

* *Sources of drinking water are located within 600 feet of the project area, however the SSAP would not alter or revise the regulations pertaining to source water protection and is therefore consistent with the goals of the Regional Plan and Regional Plan Update EIS.*

The SSAP would not alter or revise the regulations pertaining to source water protection. There are several wells located south of the SSAP boundary and two Edgewood Water Company water intake lines (one primary and one back-up) that extend from or are within 600 feet of the SSAP boundaries (TRPA 2000). Section 20.703.270 of the Douglas County Code adopts the provisions of Chapter 60 of the TRPA Code, which includes protections for drinking water sources. Specifically, Section 60.3.3.C.1 of the TRPA Code identifies a Source Water Protection Zone that includes a 600-foot radius around wells, lake intakes, and springs assessed by TRPA. All development within Source Water Protection Zones is subject to the requirements of Section 60.3.3.D, including installation of water quality BMPs and development of a spill control plan. Any subsequent projects allowed within the SSAP would be subject to permitting by TRPA and/or Douglas County. Consistent with existing conditions, permit applicants within 600 feet of a drinking water source would be required to demonstrate compliance with the source water protection provisions in Chapter 60 of the TRPA Code.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to native vegetation protection during construction. Consistent with existing conditions, vegetation surrounding the construction site of any project permitted by the SSAP would be required to comply with Section 20.703.250.D of the Douglas County Code, which implements Section 33.6, Vegetation Protection During Construction, of the TRPA Code. Protective requirements include installation of temporary construction fencing, standards for tree removal and tree protection, standards for soil and vegetation protection, and revegetation of disturbed areas. Additionally, Section 20.703.106 of the Douglas County Code requires the use of lawn and landscaping species listed in the TRPA-recommended and approved Native and Adapted Plants for the Tahoe Basin, with the exception of accent plantings.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to vegetation removal and groundwater management. Water supply within the SSAP is primarily obtained from surface water intakes in Lake Tahoe, although the Kingsbury General Improvement District operates a small groundwater well near Andria Drive in Upper Kingsbury (NDEP 2013a). Consistent with existing conditions, any project permitted through the SSAP would be required to meet both the Douglas County and TRPA requirements for water supply (Section 20.703.250.C of the Douglas County Code). TRPA regulations prohibit the approval of any development requiring water unless there is adequate water supply within an existing water right (Section 32.4.1 of the TRPA Code). Additionally, Section 33.3.6 of the TRPA Code prohibits excavation that intercepts or interferes with groundwater except under specific circumstances and with prior approval by TRPA (Section 33.3.6.A.2). For these reasons, consistent with existing conditions, projects approved under the SSAP would not directly or indirectly lower the groundwater table.

Further, consistent with existing conditions, vegetation removal associated with projects that could occur under the SSAP with subsequent approval would be required to comply with existing TRPA, federal, and state regulations, permitting requirements, and environmental review procedures that protect habitat that supports riparian vegetation and critical wildlife. Specifically, riparian vegetation and wildlife habitat are protected by Sections 61.1.6 (Management Standards for Tree Removal), 61.3.3 (Protection of Stream Environment Zones), and 63.3 (Fish Habitat Protection), and Chapter 62 (Wildlife Resources) of the TRPA Code. For these reasons, development associated with the SSAP is not expected to result in the removal of riparian or other vegetation associated with critical wildlife habitat.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to new vegetation. Consistent with existing conditions, implementation of new development or redevelopment projects associated with the SSAP would be required to comply with the TRPA Code provisions (e.g., Section 61.4, Revegetation) and Goals and Policies that prohibit the release of non-native species in the Tahoe Region. Generally, native species require less fertilizer

and water than non-native species. In addition, the proposed South Shore Design Standards and Guidelines require vegetation maintenance plans to provide the appropriate amount of water to support the long-term growth of landscape, using efficient watering methods (Section 3.1.7 of the South Shore Design Standards and Guidelines). The SSAP would allow the development of golf course facilities within the T-RR (Resort Recreation) zoning district, which could include fertilized and irrigated turf areas in the area east of US 50. Provisions for fertilizer management and preparation of fertilizer management plans that address the type, quantity, and frequency of use of fertilizers are included in Section 60.1.8 of the TRPA Code (see the discussion under Item 8a). Projects associated with implementation of the SSAP would be subject to subsequent project-level environmental review and permitting, and at that time they would be required to demonstrate that any proposed new vegetation would not require excessive fertilizer or water, or provide a barrier to the normal replenishment of existing species.

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		

See discussion under Items 4a through 4c, and 4e through 4h.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to unique, rare, or endangered species of plants. In accordance with Section 20.703.270 of the Douglas County Code, the SSAP incorporates the natural resource protection provisions of Chapters 61 and 62 of the TRPA Code. Consistent with existing conditions, construction activities associated with implementation of the SSAP could affect special-status plant species and the presence of suitable habitat, depending on the type, timing, and specific nature of any proposed actions. All projects associated with the SSAP would be subject to subsequent project-level environmental review and permitting. At a project-level, potential effects on plant species would be determined based on the species' distribution and known occurrences relative to the project area, the presence of suitable habitat for the species in or near the project area, and preconstruction surveys. TRPA's existing policies and Code provisions address potential impacts to special-status species through site-specific environmental review, require development and implementation of project-specific measures to minimize or avoid impacts through the design process, and require compensatory or other mitigation for any adverse effects on special-status species as a condition of project approval (Sections 61.3.6 and 62.4 of the TRPA Code). Project-level planning and environmental analysis would identify potentially significant effects, minimize or avoid those impacts through the design process, and

require mitigation for any significant effects as a condition of project approval. Therefore, implementation of the SSAP would not result in the reduction in the number of any unique, rare, or endangered species of plants.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

The SSAP would not alter or revise the regulations pertaining to removal of streambank and backshore vegetation. See discussion under Item 4b above.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to tree removal. Forested areas within the SSAP are within the area of the Tahoe Region that is defined as an "eastside forest type"(Chapter 90 of the TRPA Code). Section 61.1.4 of the TRPA Code, which includes TRPA's old growth enhancement and protection provisions, prohibits cutting any live dead, or dying tree larger than 24 inches diameter at breast height (dbh) in eastside forest types on conservation and recreation lands or within SEZ areas, except under certain defined conditions. The T-RR and T-RR zoning districts are located entirely within lands designated for recreation. There are no conservation lands within the SSAP. Tree removal in SEZ areas associated with Golf Course Creek and/or Burke Creek within the T-MU/TC and T-T/HDT districts would also be subject these limitations. In accordance with Section 20.703.270 of the Douglas County Code, the SSAP includes the vegetation and forest health resource management provisions contained in Chapter 61 of the TRPA Code. Any projects allowed within the SSAP would be subject to subsequent project-level environmental review and permitting by TRPA and/or Douglas County. Consistent with existing conditions, permit applicants would be required to demonstrate that tree removal would be conducted in accordance with Chapter 61 of the TRPA Code, including those provisions related to the removal of trees 24 inches dbh or greater set forth to protect the natural function of old growth ecosystems on recreation and SEZ lands.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

See discussion under Item 4g above.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter the regulations pertaining to the protection of animal species. In accordance with Section 20.703.270 of the Douglas County Code, the SSAP includes the resource management provisions contained in Chapters 60 through 68 of the TRPA Code. Any subsequent projects allowed within the SSAP would be subject to subsequent project-level environmental review and permitting. Consistent with existing conditions, permit applicants would be required to demonstrate that any proposals would occur consistent with TRPA Code provisions related to resource management, including specifically the provisions of Chapters 62 and 63 that address protection of wildlife and fish resources, respectively. For these reasons, adoption of the SSAP would not result in the change in the diversity or distribution of species, or numbers of any species or animals.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to special-status or listed species of animals. Consistent with existing conditions, development or redevelopment projects associated with the SSAP could affect unique, rare, or endangered species depending on the type, timing, and specific nature of proposed actions. However, any such projects would be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and TRPA regulations pertaining to the protection of animal species. In accordance with Section 20.703.270 of the Douglas County Code, the SSAP implements the protections for rare and special-status species contained in Sections 61.3.6 and 62.4 of the TRPA Code. At a project-level, potential effects on animal species would be determined based on the species' distribution and known occurrences relative to the project area, the presence of suitable habitat for the species in or near the project area, and preconstruction surveys. TRPA's existing policies and Code provisions address potential impacts to special-status species through site-specific environmental review, require development and implementation of project-specific measures to minimize or avoid impacts through the design process, and require compensatory or other mitigation for any adverse effects on special-status species as a condition of project approval (Sections 61.3.6 and 62.4 of the TRPA Code). Project-level planning and environmental analysis would identify potentially significant effects, minimize or avoid those impacts through the design process, and require mitigation for any significant effects as a condition of project approval. Therefore, implementation of the SSAP would not result in the reduction in the number of any unique, rare, or endangered species of animals.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to the introduction of new species and barriers to the migration or movement of animals. The types of uses that would be permitted in the SSAP (Appendix B) are not of the nature that would be expected to introduce any new animal species into the area. Consistent with existing conditions, development or redevelopment projects associated with the SSAP could result in a barrier to the migration or movement of animals depending on the type, timing, and specific nature of proposed actions. However, any such projects would be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and TRPA regulations pertaining to maintenance of migration routes and movement of animals. In accordance with Section 20.703.270 of the Douglas County Code, the SSAP incorporates the protections for movement and migration corridors contained in Section 62.3.2 of the TRPA Code. Project-level planning and environmental analysis would identify potentially significant effects, minimize or avoid those impacts through the design process, and require mitigation for any significant effects as a condition of project approval. Therefore, implementation of the SSAP would not result in a barrier to the migration or movement of animals.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to existing fish or wildlife habitat quantity or quality. Consistent with existing conditions, development or redevelopment projects associated with the SSAP could affect fish and wildlife depending on the type, timing, and specific nature of proposed actions. However, any such projects would be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and TRPA regulations pertaining to the protection of fish and wildlife. In accordance with Section 20.703.270 of the Douglas County Code, the SSAP incorporates the fish and wildlife protections contained in Chapters 62 and 63 of the TRPA Code. The SSAP also specifically identifies the Burke Creek project as an EIP project scheduled for implementation partially within the SSAP (EIP Project No. 01.02.03.01). This project includes the replacement of the culvert at Burke Creek and US 50 and realignment of the downstream channel. One of the primary objectives of this project is to improve fish passage and enhanced habitat quality and quantity. Project-level planning and environmental analysis would identify potentially significant effects, minimize or avoid those impacts through the design process, and require mitigation for any significant effects as a condition of project approval. Therefore, implementation of the SSAP would not result in the deterioration of existing fish or wildlife habitat quantity or quality.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP modifies the CNEL standards set forth in the applicable PASs and community plans, including standards that apply to the highway corridors (i.e., the area within 300 feet from the roadway edge) influenced by traffic

noise. Section 20.703.205 of the Douglas County Code sets forth the following CNEL noise standards for the SSAP (the existing PAS and community plan standards are shown in parenthesis):

- 65 CNEL for the T-T/HDT and T-MU/TC districts (Stateline Community Plan: 65 CNEL with highway corridor override below; Kingsbury Community Plan: 65 CNEL, 60 CNEL for Special Area #3 [Kahle Community Park], and highway corridor override below)
- 55 CNEL for the T-R and T-RR districts (PAS 070A: 55 CNEL with highway corridor override below; PAS 080: 50 CNEL with highway corridor override below)
- 65 CNEL for the US 50 highway corridor and Lake Parkway
- 55 CNEL for the SR 207 highway corridor

The proposed noise standards either retain the existing CNEL standards from the applicable community plans and PASs or bring the standard into compliance with the TRPA threshold noise standards (TRPA 2012a: page 3.6-5).

Because mitigation measures identified in the RPU EIS that would reduce noise effects to the extent feasible have been adopted by Douglas County and are part of the proposed SSAP, subsequent projects under the SSAP would not result in long-term increases in existing CNEL levels related to new uses or roadside noise levels, nor would it create noise/land use compatibility conflicts, as discussed below. (Note: Short-term construction-related noise increases are discussed in Item 6b below.)

Noise/Land Use Compatibility

Based on a review of the permissible uses allowed within the SSAP (Appendix B), implementation of the SSAP would not result in the development of new major stationary noise sources (such as aviation facilities and heavy industrial areas), or of any new types of noise sources within the area.

The noise environment in the two SSAP community centers (i.e., the T-MU/TC and T-T/HDT zoning districts) is influenced by multiple noise sources, including highways and roadways; transit vehicles; delivery trucks serving commercial establishments; heating, air conditioning, and ventilation equipment on buildings; light industrial uses; outdoor events with amplified sound; and landscape maintenance activities. All new residential units constructed in these areas would achieve an acceptable interior noise level of 45 dBA CNEL, as required by the 2006 International Residential Code (International Code Council 2006), which is also required in Section 20.690.030 of the Douglas County Code. As part of mitigation from the RPU EIS, TRPA is in the process of developing an *Exterior Noise Policy for Mixed-Use Development*, which is required to be completed by December 2013 (TRPA 2012a, pages 3.6-23 and 3.6-24). Until that time, Douglas County and/or TRPA would continue the existing practices described in Mitigation Measure 3.6-4 of the RPU EIS, which include incorporating measures to ensure noise/land use compatibility on a project-specific basis. Such measures include, but are not limited to, the following:

- Construction of barriers, berms, and/or acoustical shielding;
- Establishment of setback requirements for new development in specific areas exposed to roadway noise;
- Noise-reducing acoustical treatment of existing and proposed buildings; and
- Use of building layout and project features for noise-screening purposes.

Therefore, because measures identified in the RPU EIS that would ensure noise/land use compatibility on a project-specific basis have been adopted by Douglas County and are part of the proposed SSAP, subsequent

projects under the SSAP would not place noise-sensitive land uses in locations where exterior noise levels are incompatible with such uses.

Further, Douglas County and/or TRPA would only approve projects that can demonstrate compliance with the applicable noise standards.

Traffic-Related Noise

Subsequent projects under the SSAP could result in increases in vehicle travel and traffic volumes on roadways. Locations within the SSAP are currently in nonattainment with respect to their applicable CNEL noise standards (Table 4), including the highway corridors for SR 207 and US 50 (TRPA 2012a: page 3.6-9). As part of the RPU EIS, traffic noise levels were modeled with and without implementation of the Regional Plan and changes in traffic noise levels from existing conditions were also calculated (TRPA 2012a: Appendix G). Table 5 shows the estimated change in noise level for roadways within the SSAP. The RPU EIS found that increased vehicle trips on highways in the Region would result in nominal increases in traffic noise levels (i.e., less than 3 dBA). However, increases in traffic noise levels would occur in highway corridors (i.e., within 300 feet of the highway edge), including US 50, that are currently not in attainment with respect to the CNEL standards established by TRPA for highway corridors. In addition, traffic noise levels beyond the highway corridor (i.e., at distances greater than 300 feet from the highway edge) may also exceed CNEL standards established by TRPA for particular land use types, including areas such as the T-R and T-RR zoning districts that have a 55 dB CNEL standard for urban outdoor recreation uses.

Table 4 Summary of Modeled Existing Traffic Noise Levels for Roadways within the SSAP

Roadway Segment	CNEL at 100 feet from Roadway Centerline	Distance (feet) from Roadway Centerline to CNEL (dB)			
		70	65	60	55
US 50, south of SR 207	65.4	50	107	231	497
US 50, north of SR 207	64.5	43	93	201	432
SR 207, east of US 50	63.1	35	75	161	347

Notes: CNEL = Community Noise Equivalent Level; dB = A-weighted decibels
Source: TRPA 2012a, page 3.6-9

Table 5 Summary of Change in Traffic Noise Levels for Roadways within the SSAP

Roadway Segment	Existing Conditions	Buildout Conditions	Net Change
US 50, south of SR 207	65.4	65.6	+0.2
US 50, north of SR 207	64.5	64.9	+0.4
SR 207, east of US 50	63.1	63.1	0.0

Notes: CNEL = Community Noise Equivalent Level; dB = A-weighted decibels
Source: TRPA 2012a, page 3.6-12

As part of mitigation from the RPU EIS, TRPA is in the process of developing a Region-*Wide Traffic Noise Mitigation Program*, which is required to be completed by December 2013 (TRPA 2012a, pages 3.6-15 and 3.6-16). Until that time, Douglas County and/or TRPA would continue the existing practices described in Mitigation Measure 3.6-1 of the RPU EIS, which include incorporating measures to reduce traffic-generated noise to the extent feasible on a project-specific basis. Such measures include, but are not limited to, the following:

- Construction of barriers, berms, and/or acoustical shielding;
- Replacement of driveways that provide access from highways to individual buildings with a common access way that routes ingress and egress traffic to nearby intersections in order to reduce the number of gaps in barriers and berms;
- Planting of dense vegetation in key locations where noise absorption is needed;
- Use of noise-reducing pavement, including repaving existing roadways with noise-reducing pavement;
- Reduction of speed limits and/or implementation of traffic-calming measures that slow travel speeds, if feasible and practical;
- Establishment of setback requirements for new development in specific areas exposed to highway noise;
- Acquisition of additional right-of-way adjacent to specific roadway segments to remove existing noise-sensitive receptors, including existing residences;
- Establishment of programs to pay for noise reduction such as low-cost loans to owners of noise-affected property or establishment of developer fees;
- Noise-reducing acoustical treatment of existing buildings; and
- Additional measures that would, based on substantial evidence, reduce the number of vehicle trips associated with project operations, such as an employee carpool or van pool program, shuttle bus service for residents or tourists, parking fees, and bicycle amenities.

Because measures identified in the RPU EIS that would reduce traffic noise to the extent feasible have been adopted by Douglas County and are part of the proposed SSAP, the SSAP would not result in substantial increases in CNEL noise levels relative to existing conditions.

Further, Douglas County and/or TRPA would continue to evaluate individual projects within the SSAP at a project level and would enforce CNEL standards on a project-by-project basis pursuant to the noise limitations in Chapter 68 of the TRPA Code and Sections 20.690.030 and 20.703.205 of the Douglas County Code.

b. Exposure of people to severe noise levels?

Yes	No	No, with Mitigation	Data Insufficient
	X		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

Construction activities associated with new development and redevelopment within the SSAP could include site preparation (e.g., demolition, clearing, excavation, grading), foundation work, paving, building construction, utility installation, finishing, and cleanup. These activities typically involve the use of noise-generating equipment such as cranes, excavators, dozers, graders, dump trucks, generators, backhoes, compactors, and loaders. Noise levels associated with these types of equipment are typically between 70 and 85 dBA L_{max} at 50 feet. In unique circumstances, specialized construction equipment (such as pile drivers) or techniques (such as blasting) that are inherently louder than typical construction equipment (typically between 94 and 101 dBA L_{max} at 50 feet) may be required (TRPA 2012a: pages 3.6-16 and 3.6-17). Construction activities that occur between 8:00 a.m. and 6:30 p.m. are exempt from Douglas County and TRPA standards CNEL noise standards.

As part of the Regional Plan, TRPA is in the process of preparing a *Best Construction Practices Policy for the Minimization of Exposure to Construction-Generated Noise and Ground Vibration*, which is required to be

completed by December 2013 (TRPA 2012a: page 3.6-18). Until that time, Douglas County and/or TRPA would continue the existing practices described in Mitigation Measure 3.6-2 of the RPU EIS, which include incorporating measures to minimize the potential for exposure of persons to severe noise levels on a project-specific basis. Such measures include, but are not limited to, the following:

- Require that construction equipment be equipped with properly operating mufflers and engine shrouds, in accordance with manufacturers' specifications;
- Require that equipment engine doors be kept closed during equipment operation;
- Limit idling time for construction equipment to five minutes;
- Require that stationary equipment (e.g., power generators) and staging areas for other equipment be located at the maximum distance feasible from nearby noise-sensitive receptors;
- Limit the hours of trucks hauling materials and goods to and from construction sites to active construction hours; and
- Install temporary sound barriers along the boundaries of a construction site or surrounding stationary sources of noise (e.g. pumps or generators) to protect nearby noise-sensitive receptors, where feasible and applicable.

Therefore, because measures identified in the RPU EIS that would reduce the potential for exposure of persons to severe noise levels related to construction activities have been adopted by Douglas County and are part of the proposed SSAP, subsequent projects under the SSAP would not expose noise-sensitive receptors to levels that exceed Douglas County and TRPA noise standards and/or expose noise-sensitive receptors to excessive noise levels.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

Single-event noise standards are set for in Section 20.703.205 of the Douglas County Code and Section 68.3.1 of the TRPA Code for aircraft, water craft, motor vehicles, motorcycles, off-road vehicles, and over-snow vehicles. Development allowed within the existing PASs and community plans, as well as with adoption of the SSAP, could involve uses that include these types of motorized vehicles. As is the case under existing conditions, new uses involving over-snow vehicles and watercraft (e.g., boat launching facilities, snowmobile courses, and cross-country ski facilities) would be required to meet Douglas County and TRPA Code provisions pertaining to single-event noise.

7 LIGHT AND GLARE

Will the proposal:

a. Include new or modified sources of exterior lighting?

Yes	No	No, with Mitigation	Data Insufficient
	X		

Implementation of the SSAP would allow for construction of new development and redevelopment projects. These projects could include new or modified sources of exterior lighting. However, the lighting design guidelines and standards (Chapter 6 of the South Shore Design Standards and Guidelines) provide criteria for the range of lighting that is necessary to provide safety and security, as well as provide, in limited areas, ambient lighting that would allow for a festive atmosphere to enhance the qualities of an active civic place. The proposed South Shore Design Standards and Guidelines and Section 20.703.170 of the Douglas County Code would provide increased protections against misdirected or excessive lighting, when compared to the existing Design Standards and Guidelines for the Lake Tahoe Region of Douglas County (TRPA 1993). This includes a reduction in the permissible height of light fixtures from 35 feet (TRPA 1993) to a maximum height of 25 feet in non-residential areas and 15 feet in residential areas (Section 20.703.170.D of the Douglas County Code). Additionally, the vertical limit of building illumination or accent lighting is reduced from 26 feet (TRPA 1993) to 25 feet (Section 20.703.170.E of the Douglas County Code).

Specific language was also added to clarify the maximum level of illumination permitted for various applications. Section 6.1.12 of the Design Standards and Guidelines provides “foot candle” criteria for roadways, pedestrian zones, and secured areas that are consistent with or more stringent than the Illuminating Engineering Society recommendations (IDSA 1998). Previously, the illumination guidance that was provided was vague or not provided at all (TRPA 1993, TRPA 2012c). Thus, new or modified sources of exterior lighting associated with projects proposed under the SSAP would be consistent with or more stringent than the TRPA Regional Plan and Code.

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		

As discussed in Item 7a above, the proposed SSAP standards for lighting meet or exceed the existing TRPA lighting standards for the area. These guidelines specify the types of exterior lighting allowed in the SSAP area, such as downward-directing light sources, prohibition of flood lights, and direction on the types of light bulb that may be used (i.e., incandescent, high pressure sodium, metal halide, compact florescent, or light-eminating diode [LED]). Section 6.1.12 of the proposed South Shore Design Standards and Guidelines requires the level of illumination for a project to be limited to the minimum required for use and even distribution of light, to prevent wide contrast levels between light sources and uneven light dispersion. Further, any subsequent projects allowed within the SSAP would be subject to permitting by TRPA and/or Douglas County. Consistent with

existing conditions, permit applicants would be required to demonstrate that any proposed lighting would not create illumination that is more substantial than other lighting in the surrounding area.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

The discussion under Items 7a and 7b above summarizes the lighting standards set forth in the proposed South Shore Design Standards and Guidelines. In addition to those standards described above, Section 6.1.3 of the South Shore Design Standards and Guidelines and Section 20.703.170 of the Douglas County Code require that light fixtures be located facing away from adjacent sites and employ cutoff shields to prevent light from spilling onto abutting properties. Any subsequent projects allowed within the SSAP would be subject to permitting by TRPA and/or Douglas County. Consistent with existing conditions, permit applicants would be required to demonstrate that any proposed lighting would not cause light from exterior sources to be cast off-site or onto public lands.

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		

Development projects that could be approved under the SSAP would be required to comply with design standards set forth in Sections 4.1.2, 4.4.4, and 5.1.11 of the proposed South Shore Design Guidelines and Standards that would reduce glare and reflectivity from building materials, including roof materials and signage. These standards are consistent with or more stringent than the provisions of Chapter 36 of the TRPA Code. Any subsequent projects allowed within the SSAP would be subject to permitting by TRPA and/or Douglas County. The potential for new sources of glare would be addressed during project-level planning and design to reduce new sources of glare to the extent feasible.

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*			

* *While the SSAP would include uses that are not currently listed as permissible in portions of PAS 070A and 080, and the Kingsbury and Stateline Community Plans, the proposed land use changes are consistent with the corresponding land use classifications in the Regional Plan and the broader categories of uses (e.g., commercial, tourist, residential) envisioned in the Regional Plan and Regional Plan Update EIS.*

As described under the heading "Methodology and Assumptions" above, the SSAP modifies the list of permissible uses consistent with the types of uses envisioned in the Regional Plan. The RPU EIS analyzed the environmental effects that could result from permissible use changes in mixed-use and resort recreation areas, but did not modify the permissible uses within any specific community plans and PASs. Therefore, under existing conditions the new permissible uses allowed within the SSAP (Appendix B) would be prohibited.

Because the types of land uses that would be permissible in the T-MU/TC and T-T/HDT zoning districts (contiguous with the Kingsbury and Stateline Community Plan areas, respectively) are consistent with the mix of uses (commercial, public service, light industrial, office, tourist accommodation, and residential) envisioned for community centers in the Regional Plan and analyzed in the RPU EIS (TRPA 2012a: page 2-33), additional discussion is not necessary here.

The uses within the T-R zoning district (a portion of PAS 070A) are consistent with recreation type uses currently allowed within PAS 070A. With respect to the T-R zoning district, no new uses, except riding and hiking trails, would be allowed outside of the area defined as Special Area #1 in PAS 070A as specified in Section 20.703.090 of the Douglas County Code and as shown on Record of Survey Map recorded in the Official Records of Douglas County as Document No. 34529 (T Policy 6.3 of the Land Use Element). New uses within Special Area #1 would be limited to those uses currently allowed outside of Special Area #1, and consistent with the types of uses allowed within recreation plan areas region wide.

The uses that would be permissible within the T-RR zoning district (a portion of PAS 080) reflect the mix of uses envisioned for the two resort recreation areas in the Regional Plan (recreation, residential, tourist accommodation, and commercial uses [TRPA 2012b: page 3-53]); and would be subject to specific requirements in Chapter 13 of the TRPA Code, including a requirement that any new development be the result of transfers of development that result in the retirement of existing development. In general, the uses that would be allowed within the T-RR zoning district are consistent in character with currently allowed uses or those analyzed in the RPU EIS and most do not have unique characteristics that warrant additional analysis in this IEC. Continuation of uses that are currently permissible but that could have unique localized effects (such as equestrian stables and off-road vehicle courses) were not considered further in this IEC, because there is no change resulting from SSAP implementation. Some uses that are listed as permissible under the existing PASs, such as cemeteries and rural sports facilities (including shooting and archery ranges), would be eliminated. Although golf courses, which would be a new permissible use with the SSAP, are consistent with the "Resort Recreation" land use

classification and are listed recreation uses in Chapter 21 of the TRPA Code, this new use could have localized impacts and therefore, is discussed below. In considering effects of golf course uses within the T-RR zoning district, the *Edgewood Lodge Golf Course Improvement Project EIS*, certified by the TRPA Governing Board on August 22, 2012, was reviewed as it relates to fertilizer use and related effects on surface an groundwater quality.

GOLF COURSES

Implementation of the SSAP would add golf courses as a permissible use throughout the Edgewood Mountain parcel in the T-RR zoning district (currently PAS 080). The Chapter 21 use definition for golf courses includes a wide range of golf facilities, including driving ranges, putting greens, and accessory uses (Section 21.4 of the TRPA Code). Golf facilities can range in size and character (such as 9 hole versus 18 hole, or putting greens only and no fairways). As no projects have been proposed nor applications submitted, it would be speculative to assume that a golf course project would be proposed, or to make assumptions as to the size or nature of any potential future golf facility within the T-RR zoning district.

Generally, a golf course within the T-RR zoning district could require additional water to irrigate turf areas and landscaping; the use of fertilizers for landscaping establishment and maintenance; grading and tree removal; land coverage related to cart paths and accessory facilities; and recreation allocations. Fertilizer use, grading, and the creation of additional impervious surfaces would have the potential to affect water quality in Edgewood Creek, Eagle Rock Creek, and Lake Tahoe (located just over 0.5 mile west of US 50 and the western boundary of the T-RR zoning district). Tree removal and grading have the potential to affect scenic quality and habitat. However, any future golf course development within the T-RR zoning district would be subject to subsequent environmental review and permitting by TRPA and required to adhere to the regulations that would protect these resources as described below.

Water Supply

The property owner has indicated that there is sufficient water supply and rights to serve potential future golf facilities at the site. Consistent with existing conditions, any project permitted through the SSAP would be required to meet the Douglas County and TRPA requirements for water supply (Section 20.703.250.C of the Douglas County Code). TRPA regulations prohibit the approval of any development requiring water unless there is evidence of adequate water supply with an existing water right (Section 32.4.1 of the TRPA Code).

Fertilizer Management/Water Quality Protections

Edgewood Creek and Eagle Rock Creek are located within the T-RR zoning district; both creeks are listed as impaired water bodies by NDEP due to high levels of phosphorous and iron (NDEP 2013b). This listing is based on monitoring locations east of US 50, between the culvert at US 50 and Palisades Drive. Phosphorous levels in these creeks have fluctuated over time. Some of the highest levels of phosphorous were measured following the Gondola Fire, which occurred upland from the T-RR zoning district, in 2002. Additionally, the soils in the Tahoe Basin contain high levels of naturally-occurring phosphorous.

Nitrogen and phosphorous are nutrients commonly found in fertilizer mixes used for landscaping and ornamental vegetation. These nutrients are carried easily with water through soil and can be leached into surface water and groundwater, which can result in algal blooms, reduced water quality, and decreased clarity in affected water bodies. TRPA is focusing efforts on reducing the use of phosphorous-containing fertilizers. Regional Plan Policy WQ-3.9 encourages phasing out the sale and use of fertilizers containing phosphorous for turf areas by 2017.

Currently, TRPA regulates the use of fertilizers on large (> 1 acre) lands to restrict excessive fertilizer use and to protect water quality. Section 60.1.8.B of the TRPA Code requires the development of a Fertilizer Management Plan for projects such as golf courses that include landscaping or turf areas. Specifically, this plan must include specifications regarding the type, rate, and means of application for any fertilizer used; demonstrate the need to

use any phosphorus-containing fertilizers; water appropriately to avoid excessive leaching and runoff; use of plant materials and landscaping that minimize the use and impact of fertilizers; identify critical areas where fertilizer shall not be applied; soil testing; public outreach; and a surface and groundwater quality monitoring program that verifies compliance with TRPA discharge standards.

TRPA's discharge standards for surface water and groundwater are identified in Tables 60.1.3-1 and 60.1.3-2 of the TRPA Code. Compliance with these discharge standards requires that surface runoff and water infiltrated into the soil (discharged to groundwater) do not contain excessive levels of nutrients, sediment, or other contaminants as shown in the tables below.

TRPA DISCHARGE STANDARDS FOR SURFACE RUNOFF

Constituent	Maximum Concentration
Dissolved Inorganic Nitrogen as N	0.5 mg/l
Dissolved Phosphorus as P	0.1 mg/l
Dissolved Iron as Fe	0.5 mg/l
Grease and Oil	2.0 mg/l
Suspended Sediment	250 mg/l

TRPA STANDARDS FOR DISCHARGE TO GROUND WATERS

Constituent	Maximum Concentration
Total Nitrogen as N	5 mg/l
Total Phosphate as P	1 mg/l
Iron as Fe	4 mg/l
Turbidity	200 NTU
Grease and Oil	40 mg/l

Where there is a direct hydrologic connection between ground and surface water (such as proximity, soils which transmit water rapidly, and areas with steep slopes), discharges to groundwater are required to meet the more stringent standards for discharges to surface waters (Section 60.1.3.B of the TRPA Code).

Additionally, each county within the Tahoe Basin has been allotted a portion of the Lake Tahoe Total Maximum Daily Load (TMDL) that they are responsible for achieving. Each county is given the flexibility to determine the means through which they will meet their TMDL targets. Any future golf course would be considered in the context of Douglas County's TMDL requirements, which includes consideration of nitrogen and phosphorous loading.

Furthermore, Section 60.1.8.A of the TRPA Code prohibits the use of fertilizers in SEZ areas, except for maintenance of pre-existing landscaping. Approximately 22 percent of the 250-acre Edgewood Mountain parcel (T-RR zoning district) is located within SEZ (Exhibit 1; Table 6). Golf course facilities would be prohibited in these areas. Additionally, fertilizer use would be subject to the SEZ setbacks described in Section 53.9.3 of the TRPA Code; a minimum separation of 10 to 60 feet would be required between the edge of fertilized landscaping and the edge of SEZ.

Finally, while Section 30.5 of the TRPA Code prohibits new disturbance in low capability lands (LCDs 1a, 1b, 1c, 2, and 3), except under certain circumstances, Douglas County has restricted golf development to high capability lands (LCDs 4, 5, 6, and 7) by adding a footnote to the permitted use table in Section 20.703.090 of the Douglas County Code. Less than half of the T-RR zoning district is located in high capability lands. The 1.9 acres of land in LCD 7 at the corner of US 50 and SR 207 is too small to accommodate golf facilities. For these reasons, golf uses would be limited to the forested areas in the eastern portion of the T-RR zoning district, beyond the meadow area flanking US 50 and Lake Parkway (Exhibit 1).

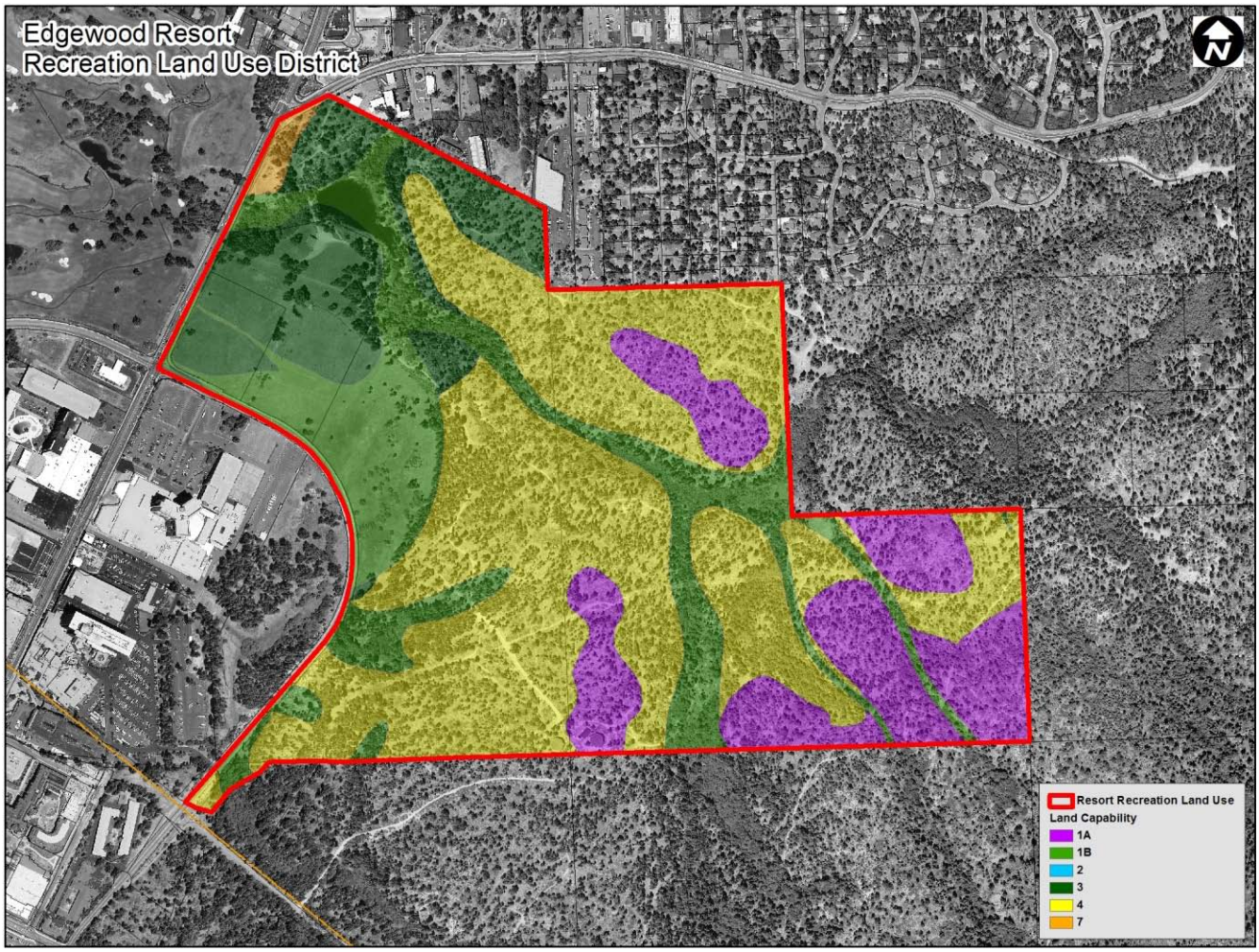

Exhibit 1 **Preliminary Land Capability Designations within the T-RR Zoning District (Edgewood Mountain Parcel)**

Natural Resources

Any proposed project would be required to comply with the natural resource protection provisions of the TRPA Code (Chapters 60 though 65 of the TRPA Code), including protection of SEZs, forest resources, and fisheries.

Table 6 Estimated Land Capability and Coverage within the T-RR Zoning District (Edgewood Mountain Parcel)

Land Capability	Total Acres	Total Acres of Allowable Coverage	Estimated Acres of Existing Coverage
1a	40.9	0.41	0.31
1b	56.0	0.56	1.17
3	34.6	1.73	1.15
4	116.0	23.21	0.31
7	1.9	0.58	0.37
Total*	**249.5**	**26.5**	3.98

*Values for individual land capability districts may not add to the total shown due to rounding.
Source: TPRA 2012a

Allocation of PAOTs

Any new golf course facilities would be subject to summer day-use Persons At One Time (PAOT) allocations. No summer day-use PAOTs are currently available within the SSAP. If a proposed new golf course facility meets TRPA criteria for PAOTs and the project is approved, the number of PAOTs necessary to accommodate the increased level of activity associated with the project would have to be assigned from the TRPA PAOT reserve pool, which includes 18,422 PAOTs that remain unassigned (TRPA 2012a, page 3-11.17).

Scenic Resources

The SSAP carries forward the protections to the scenic quality of the meadow area adjacent to US 50 through inclusion of T Policy 5.1 and 5.2 of the Douglas County Master Plan Land Use Element, as follows:

- T Policy 5.1: The area adjoining Highway 50 should be maintained as a scenic view corridor.
- T Policy 5.2: The Edgewood Mountain open space parcel (Parcel 1) recorded in the Official Records of Douglas County as Document No. 26156 shall continue to be maintained as a scenic view corridor and as a historic site.

Project-Level Environmental Review and Permitting

Any future golf facility would be subject to subsequent project-level environmental documentation requirements (Chapter 3 of the TRPA Code), which require identification and mitigation of any potentially significant environmental impacts. Prior to approving any project within the T-RR zoning district, including any potential future golf facilities, TRPA must make the findings described in Sections 4.4.1 and 4.4.2 of the TRPA Code demonstrating that the proposed project would not prohibit attainment or maintenance of any Threshold Standards.

Golf facilities are also listed as a special use in the Douglas County Code. In accordance with Section 21.2.2 of the TRPA Code, TRPA must make the following findings:

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

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

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

CONCLUSION

The Regional Plan EIS analyzed the changes in land use designation from Conservation to Resort Recreation, and the establishment of Mixed-Use zoning. This IEC assesses the potential effects of the proposed changes in land use resulting from the implementation of the SSAP. The existing requirements for site specific environmental review, combined with TRPA and Douglas County resource protection polices, provide the protections to ensure that all proposals are consistent with the Regional Plan and the potentially significant environmental impacts are identified, assessed, and mitigated. Therefore, although the SSAP would allow new uses that are currently prohibited under the existing community plans and PASs, the new uses are consistent with the types of uses envisioned in the Regional Plan and analyzed in the RPU EIS or are consistent with typical uses in similar areas throughout the Region. Further, because the regulations are in place today that would protect water supply, water quality, natural resources, recreation, scenic resources and TRPA environmental thresholds (as described

above), the impact of the addition of golf course as a permissible use would be less than significant and mitigation would not be required.

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

Yes	No	No, with Mitigation	Data Insufficient
X*			

* *While the proposed SSAP could include uses that are not currently listed as permissible in portions of PAS 070A and 080, and the Kingsbury and Stateline Community Plans, the proposed land use changes are consistent with the corresponding land use classifications in the Regional Plan and the broader categories of uses (e.g., commercial, tourist, residential) envisioned in the Regional Plan and Regional Plan Update EIS.*

Implementation of the SSAP would result in changes to permissible uses throughout the SSAP boundary consistent with the Regional Plan (see discussion above under Item 8a). If a current existing non-conforming use becomes a permissible use through the land use changes proposed by the SSAP, that use could then be expanded or intensified in accordance with the development standards of the TRPA and Douglas County Codes. After implementation of the SSAP, any existing non-conforming uses that remain would be prohibited from expansion or intensification by the provisions of Section 21.2.3 of the TRPA Code. As discussed in Item 8a, although the SSAP would allow new uses that are currently prohibited and as such are non-conforming under the existing community plans and PASs, the new uses are consistent with the types of uses envisioned in the Regional Plan and analyzed in the RPU EIS or are consistent with typical uses in similar areas throughout the Region.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The use of natural resources, such as construction wood or metals, or gasoline would increase incrementally as more commercial, tourist, and residential developments are constructed as envisioned in the SSAP. The RPU EIS (TRPA 2012a, page 5-3) acknowledged the potential increase in the use of natural resources resulting from increased development and redevelopment within the Tahoe Region, however any project permitted through the SSAP would be subject to project level environmental review and site-specific mitigation measures if

necessary. Therefore, any increase in the rate of use of natural resources would not be substantial and would not be in quantities that would result in a significant effect.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

Non-renewable natural resources such as gasoline and diesel would be consumed during the construction of development projects; however, the potential for new development would be limited through restrictions to TRPA regulated commodities (see project description) such as commercial floor area, residential allocations and tourist accommodation units. Because construction would be limited and would not require quantities of non-renewable resources beyond those of typical residential and commercial construction, projects associated with the SSAP would not result in substantial depletion of any non-renewable natural resource.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

Construction activities related to development within the SSAP could involve the storage, use, and transport of hazardous materials. However, use of hazardous materials would be typical of urban development projects in the Tahoe Region and would occur in compliance with all local, state, and federal regulations. Further, the types of uses that would be permissible within the SSAP (Appendix B) are not of the nature that would involve storage, use, and transport of large quantities of hazardous substances that would increase the risk of incident. The types of uses (e.g., commercial and light industrial) are consistent with the types of uses already allowed under existing conditions, such that the SSAP would not be expected to create a new risk of accident or upset conditions. Therefore, the SSAP would not result in a risk of explosion or the release of hazardous substances.

b. Involve possible interference with an emergency evacuation plan?

Yes	No	No, with Mitigation	Data Insufficient
	X		

The SSAP would not alter or revise the regulations or plans that pertain to evacuation planning. Douglas County has prepared a Natural Hazard Disaster Mitigation Action Plan (Douglas County 2006), which lists the goal of developing evacuation programs for neighborhoods in flood prone areas and has developed evacuation maps and strategies for the SSAP area. Consistent with existing conditions, development of additional shared-use paths, or bicycle facilities (such as the Nevada Stateline-to-Stateline Bikeway or the bicycle/pedestrian path that could connect Market Street to Van Sickle Bi-State Park and other areas within the SSAP) could be beneficial for evacuation planning by potentially adding a new evacuation opportunity for use by emergency service providers during emergency events. Additionally, consistent with existing conditions all projects within the SSAP would be required to undergo subsequent project-level permitting and environmental review, which would require consideration as to whether the individual proposals would affect Basin-wide evacuation planning.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would implement the mixed-use and resort recreation zoning concepts envisioned by the Regional Plan and analyzed in the RPU EIS (TRPA 2012a). The proposed changes to land use zoning and development patterns associated with the SSAP would bring the community plans and PASs into alignment with the location, distribution and growth rate of the human population planned for the region. Growth within the SSAP would be constrained to that which is allowed by the commodity system set forth in Chapter 50 of the TRPA Code. Additional discussion related to this topic can be found in the project description at the beginning of this IEC and under Item 8a above.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

See discussion under Item 12a below.

12 HOUSING

Will the proposal:

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

(1) Will the proposal decrease the amount of housing in the Tahoe Region?

Yes	No	No, with Mitigation	Data Insufficient
	X		

The vision for the South Shore is a central destination that provides full services for tourists and permanent residents. The potential development and redevelopment associated with the SSAP is anticipated to create an increase in temporary and permanent jobs, which would result in a commensurate increase in the demand for housing.

Existing residences within the SSAP are limited to a 64-unit apartment complex on Market Street, two single-family residents within the T-MU/TC zoning district, and two residential units within T-R zoning district (approved for lot line adjustment as part of the Edgewood Lodge and Golf Course Improvement Project).

The county has a limited number or residential allocations and development rights remaining, so residential development would be limited by the existing growth management provisions. The TRPA Code provides incentives for the development of affordable and moderate-income housing, as discussed below under Item 12a.2. Also, the provision of workforce housing is a priority of Douglas County. The Housing Element of the Douglas County Master Plan includes several goals and actions related to increasing housing opportunities within the county, including affordable housing units at Lake Tahoe (H Goal 2, H Goal 3, H Goal 5, H Goal 7, and H Goal 8; Douglas County 2011). The SSAP also updates the Land Use Element to include a new action (T Action 1.4) that calls for the development of a regional housing needs assessment and implementing policies and programs. Therefore, for the reasons described above, implementation of the SSAP would not result in a decrease in the amount of housing available in the Tahoe Region.

(2) Will the proposal decrease the amount of housing in the Tahoe Region historically or currently being rented at

rates affordable by lower and very-low-income households?

Yes	No	No, with Mitigation	Data Insufficient
	X		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

Currently, there are two affordable housing projects with a total of 133 rental units within the Tahoe Planning Area of Douglas County; 64 of these units are located along the east side of Market Street (constructed circa 2000) within the SSAP (Douglas County 2011, page 42). Because these affordable apartment units are relatively new, have high occupancy rates, are on the eastern edge of the SSAP, and the SSAP prioritizes the creation of new affordable workforce housing (T Action 1.4), it is not expected that any subsequent projects within the SSAP would displace these existing affordable housing units. Affordable and moderate-income housing developments are also protected from subdivision by Section 39.2.5 of the TRPA Code.

Additionally, Regional Plan Policy HS-1.2 requires local governments to assume their "fair share" of the responsibility to provide low and very low income housing. The TRPA Code also provides incentives for the development of affordable and moderate income housing, including increased density (Section 31.4.1 of the TRPA Code), height (Section 37.5.5 of the TRPA Code), and exemption from residential allocation requirements (Section 52.3.4 of the TRPA Code). Finally, in accordance with Regional Plan Goal HS-3 and Policy HS-3.1 (TRPA 2012d), TRPA is required to develop and implement a Regional Housing Needs Program. The Housing Needs Program will evaluate progress towards the adopted housing goals and recommend policy and ordinance changes necessary to achieve those goals. Changes may include, but are not limited to, the conversion of residential allocations to bonus units that would be available only for the construction of affordable and/or moderate-income housing, the creation of new bonus units for affordable housing and modification of development standards to promote housing affordability. For these reasons implementation of the SSAP and other housing programs implemented on a regional scale is likely to increase the number of affordable units within the Tahoe region.

b. Will the proposal result in the loss of housing for lower-income and very-low-income households?

Yes	No	No, with Mitigation	Data Insufficient
	X		

See discussion under Item 12a.2 above.

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*			

* *While the proposed SSAP would permit increased development which could result in generation of 100 or more DVTE, this change is consistent with the increase in development envisioned in the Regional Plan and analyzed in the Regional Plan Update EIS, which is projected to result in a 10 percent reduction in VMT region wide. Further, the proposal under consideration is not a single project (to which the standard of 100 or more DVTE is applicable), but an area plan, the implementation of which would likely result in that level of traffic increase.*

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to trip generation. Consistent with the Regional Plan, development and redevelopment associated with the SSAP as a whole, and individual projects therein, is likely to generate 100 or more new daily vehicle trip ends (DVTE). Any subsequent project implemented under the SSAP that would generate a net increase of 100 daily vehicle trips or more would be required to prepare a project-level traffic analyses in accordance with Sections 65.2.4.B and 65.2.5.B of the TRPA Code. For any new trips that are generated, TRPA requires an applicant to offset the potential regional traffic and air quality effects of the new trips by requiring an applicant either to: (1) contribute to the Air Quality Mitigation Fund, or (2) implement regional and cumulative mitigation measures equivalent or greater in cost than the calculated Air Quality Mitigation Fee. In accordance with Section 65.2.4.C of the TRPA Code, regional and cumulative mitigation measures may include, but not be limited to transit facility construction; transportation system management measures (such as bicycle and pedestrian facilities and use of alternative fuels in fleet vehicles); or transfer and retirement of offsite development rights. The air quality mitigation fee amount would be assessed in accordance with the current mitigation fee schedule in the TRPA Rules of Procedure.

The effect of daily trip generation is important as it relates to region-wide vehicle miles traveled (VMT. VMT is dependent on the origin and destination of persons traveling to and from the SSAP area and the net increase in region-wide trips after taking into account transferred development. VMT is a measure of automobile travel within the transportation system, and an indicator of the degree of integration between the transportation system and planned uses (i.e., a lower VMT indicates greater beneficial integration of transportation systems and land uses to reduce personal vehicle travel). VMT is also a proxy for regional traffic congestion, as well as for air quality. TRPA has adopted a VMT Threshold Standard of 2,067,600 VMT for air quality purposes, which represents a 10 percent reduction from the 1981 VMT level.

The total amount of new development in the SSAP is constrained by the growth control system in the Regional Plan and the proposed new permissible uses (Appendix B) in the SSAP would be consistent with the types of uses envisioned in the Regional Plan (see project description of this IEC). As such the SSAP is within the envelope of the Regional Plan, and no additional information on potential future projects within the SSAP is known. Therefore, there is no need to further analyze and model region-wide VMT or LOS effects of the SSAP beyond what was contemplated in the Regional Plan. The Regional Plan estimated VMT at buildout in 2035 to be

2,131,000 VMT (assumptions regarding allocations in Douglas County and other jurisdictions are articulated in Appendix E.7 of the RPU EIS [2012a]). These assumptions include an increase in residential, tourist accommodation, and commercial uses in the SSAP, consistent with increases that could occur under implementation of the SSAP. The projected 2035 VMT reduction for the Regional Plan was 7.2 percent less than the 1981 VMT of the Tahoe Region (TRPA 2012a: pages 3.3-47 through 3.3-49), falling short of the 10 percent threshold criterion. The RPU EIS called for mitigation to achieve the required VMT reduction. Sections 50.4.2 and 50.4.3 of the TRPA Code implement this mitigation through a program that includes the phased release of land use allocations followed by monitoring and forecasting of actual roadway traffic counts and VMT. New CFA, TAUs, and residential allocations will be authorized for release by the TRPA Governing Board every 4 years. Approval of the release of allocations will be contingent upon demonstrating, through modeling and the use of actual traffic counts, that the VMT Threshold would be maintained over the subsequent 4-year period.

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

Yes	No	No, with Mitigation	Data Insufficient
	X*		

* *While the proposed SSAP could result in changes to existing parking facilities, the changes would be consistent with the development envisioned the Regional Plan and analyzed in the Regional Plan Update EIS. Therefore, because the potential changes to existing parking facilities would comply with the Regional Plan and would occur in compliance with the Douglas County and TRPA Codes, the response to this question is "no."*

Under existing conditions, the parking supply within the SSAP boundaries far exceeds the existing demand. According to County staff, the County-owned parking structure adjacent to the County Administrative Offices and visitor/transit center located south of Kahle Drive and east of US 50, as well as the parking lots associated with the existing casino towers, are underutilized. It is anticipated that subsequent development and redevelopment projects within the SSAP boundaries could cause parking supply to be redistributed. However, given the existing regional growth management provisions that are in effect, the requirement that new development within the T-RR zoning district must be the result of development transfers that result in the retirement of existing development elsewhere in the Tahoe Basin, and the excess parking supply within the SSAP, it is not expected that there would be a net increase in region-wide parking supply relative to existing conditions.

In accordance with Section 13.5.3.B.2 of the TRPA Code and existing conditions, the SSAP carries forward shared and area-wide parking strategies to reduce land coverage and make more efficient use of land for parking and pedestrian uses. Section 20.703.150 of the Douglas County Code includes the proposed SSAP parking provisions. These provisions include a set amount of required parking and loading spaces for different types of land uses (Section 20.692 of the Douglas County Code). Consistent with existing Code provisions (Section 20.702.120 of the Douglas County Code), the proposed Code provisions allow these requirements to be reduced if a subsequent project-level parking analysis demonstrates that adequate parking to meet the project demand can be accommodated through: joint use of parking facilities; in-lieu payment to meet parking requirements; on-street parking; free or discounted transit; use of off-site parking locations; and paid parking management. Parking requirements may also be reduced (for all uses other than single-family dwellings) if public transit service exists within 300 feet of the property and is a viable alternative. Bicycle access and racks are a requirement for all commercial, recreation, and multi-residential projects.

Any subsequent projects allowed within the SSAP would be subject to permitting by TRPA and/or Douglas County. Consistent with existing conditions, permit applicants would be required to demonstrate that adequate parking would be provided for any new parking demand that is created and for any changes in parking facilities, in accordance with Section 20.703.150 of the Douglas County Code.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

See discussion under Items 13a, b, d, e, and f.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would not alter or revise the regulations pertaining to roadway and intersection level of service (LOS). The total amount of new development in the SSAP is constrained by the growth control system in the Regional Plan and the proposed new permissible uses (Appendix B) in the SSAP would be consistent with the types of uses envisioned in the Regional Plan (see project description of this IEC). As such, the SSAP is within the envelope of the Regional Plan, and no additional information on potential future projects within the SSAP is known. Therefore, there is no need to further analyze roadway and intersection LOS beyond what was contemplated for the Regional Plan.

The RPU EIS evaluated roadway LOS in 2035 along US 50 (north and south of SR 207) and SR 207 (east of US 50), and intersection LOS at the US 50/SR 207 intersection. The assumptions regarding future development in the SSAP are articulated in Appendix E.7 of the RPU EIS (2012a). These assumptions include an increase in residential, tourist accommodation, and commercial uses in the SSAP, consistent with increases that could occur under implementation of the SSAP. Based on this modeling, roadway and intersection LOS standards along roadway segments in the SSAP would be acceptable in 2035 (TRPA 2012a, pages 3.3-41 and 3.3-45). However, because modeling conducted for the RPU predicted further degradation of roadway LOS along two roadway segments on the north shore that are already operating at unacceptable levels, Sections 50.4.2 and 50.4.3 of the TRPA Code were added to include the phased release of land use allocations followed by monitoring and forecasting of actual roadway LOS.

Any subsequent project implemented under the SSAP that would generate a net increase of 100 daily vehicle trips or more would be required to prepare a project-level traffic analyses in accordance with Sections 65.2.4.B

and 65.2.5.B of the TRPA Code. Any impacts on roadway or intersection LOS would require mitigation at a project level.

e. Alterations to waterborne, rail or air traffic?

Yes	No	No, with Mitigation	Data Insufficient
	X		

The proposed permissible uses in the SSAP, as listed in Section 20.703.090 (defined in Section 20.703.130 and summarized in Appendix B to this IEC) of the Douglas County Code, prohibit future development of rail and air traffic within the SSAP.

With respect to waterborne traffic, the SSAP would not alter or revise the regulations pertaining to Shorezone activities. In accordance with Section 20.703.280 of the Douglas County Code and Section 13.7.3 of the TRPA Code, TRPA would retain responsibility for enforcing and implementing Shorezone regulations as described in Chapters 80 through 85 of the TRPA Code. The SSAP only includes littoral parcels within the T-R zoning district. With approval of the Edgewood Lodge and Golf Course Improvement Project, Edgewood Companies received a TRPA permit to reconstruct and extend its existing pier at a location near the clubhouse. Nothing in the SSAP (e.g., use changes) would alter waterborne traffic beyond what is currently allowed under existing conditions (with PAS 070A) and permitted to occur under the TRPA Shorezone Ordinances.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

Consistent with the Regional Plan, implementation of the SSAP is expected to enhance pedestrian and bicycle safety. Map 2.29 of the Land Use Element includes the existing and planned bicycle and pedestrian facilities within the SSAP. The proposed facilities include sidewalks along Lake Parkway, along the stretch of Kahle Drive within the SSAP, and in locations along US 50 where sidewalks do not currently exist; completion of bike lanes on Lake Parkway; completion of the Nevada Stateline-to-Stateline Bikeway (T Action 4.1); and a connector shared-use path between Market Street and Van Sickle Bi-State Park (T Action 4.3). Further, T Policy 4.1 of the Land Use Element requires sidewalks for all new and expanded uses. The proposed SSAP improvements would separate pedestrian and bicycle travel from roadway travel lanes, thus reducing the potential for conflicts between motor vehicles, bicyclists, and pedestrians. Specifically, by virtue of adding sidewalks, dedicated bike paths, enhanced transit, and other amenities, safety conditions would be improved and the potential for conflict would be reduced.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

The SSAP would facilitate the compact land use pattern, localized increases in density, redevelopment, and development envisioned by the Regional Plan. These changes could result in localized population increases that create an additional demand for police, fire protection and emergency services, and schools.

With respect to police protection services, a Douglas County Sherriff's Department (DCSD) substation, a satellite jail facility, and a juvenile detention center are located along US 50 north of SR 207 within the limits of the SSAP. The substation is staffed with two patrol deputies each shift that patrol the entire Stateline area. The satellite jail facility is staffed with a minimum of one deputy, and the juvenile detention facility has two personnel on duty at all times. Additional staffing of the substation includes a station Commander, an Investigations Sergeant, two full-time investigators and two support personnel. Additionally, DCSD has mutual aid agreements with the City of South Lake Tahoe Police Department and the El Dorado County Sherriff's Department if additional support is needed (TRPA 2012f, page 5.14-7).

With respect to fire protection services, the Tahoe Douglas Fire Protection District has two fire stations within approximately 2 miles of the SSAP boundaries, one in Round Hill and one at the top of SR 207 near Daggett Summit. The Round Hill Fire Station (Station #3) is the nearest station to the SSAP at a distance of about 1 mile away. Station # 3 is staffed with a minimum of four line personnel: Captain, Engineer, and two firefighter/paramedics at all times. This station also houses the District's administrative offices. Administrative positions include: a Fire Chief, Assistant Fire Chief, Assistant Chief-Fire Marshall, Inspector, Forester, and two administrative assistants. Station #3 presently houses one Type I engine, two advanced life support ambulances, a ladder truck, and on utility vehicle. Station #3 provides all types of fire suppression, medical response, rope rescue, ice rescue, and water rescue (TRPA 2012f, page 5.14-7).

The Stateline Medical Center is located within the limits of the SSAP, immediately northeast of the intersection of US 50 and SR 207. Stateline Medical Center includes an urgent care facility open to patients between the hours of 8:00 a.m. and 6:30 p.m. Barton Memorial Hospital, an acute care hospital, is located approximately 5 miles away in South Lake Tahoe. Barton Memorial Hospital provides 24-hour emergency care services, 75 patient beds for in-patient care, and a nursing facility with 48 resident beds (TRPA 2012f, page 5.14-7).

Douglas County School District (District) provides public school services for elementary through high school (grades K–12) at the Lake. There are only two District school sites within the Tahoe Basin, including Zephyr Cove Elementary School (grades K–6) and Whittel High School (grades 7–12). Both schools are located on Warrior Way in Zephyr Cove, approximately 3 miles from the SSAP. Enrollment at these schools has been steadily declining for the past 10 years (TRPA 2012f, page 5.14-7).

Given current staffing levels and the proximity of existing police, fire, and emergency service facilities, as well as declining school enrollment, it is not anticipated that implementation of the SSAP would create a need to construct new facilities that, in turn, could require new or improved facilities, the construction of which could result in adverse effects to the environment. However, as with other projects developed within the SSAP and consistent with existing conditions, environmental review of specific projects would be required to ensure that staffing needs are identified and properly mitigated.

b. Police protection?

Yes	No	No, with Mitigation	Data Insufficient
	X		

See discussion under Item 14a above.

c. Schools?

Yes	No	No, with Mitigation	Data Insufficient
	X		

See discussion under Item 14a above.

d. Parks or other recreational facilities?

Yes	No	No, with Mitigation	Data Insufficient
	X		

See discussion under Item 19 below.

e. Maintenance of public facilities, including roads?

Yes	No	No, with Mitigation	Data Insufficient
	X		

The SSAP would not alter or revise policies and practices pertaining to maintenance of public facilities, including roads. The Douglas County Master Plan, Public Services and Facilities Element, (Douglas County 2011) lists the following goal and policy:

PSF Goal 4: To ensure that new development pays its equitable share of the costs for public services and facilities needed to serve it.

PSF Policy 4.1: The County shall pursue development agreements in situations where it is necessary to ensure that new development pays its equitable share for needed public services and facilities.

Therefore, subsequent projects under the SSAP would be required to pay all appropriate fees associated with the maintenance of public facilities. Any subsequent projects proposed within the SSAP would be subject to permitting by TRPA and/or Douglas County. Consistent with existing requirements, permit applicants would be required to demonstrate how any additional public maintenance requirements would be accomplished.

f. Other governmental services?

Yes	No	No, with Mitigation	Data Insufficient
	X		

There are no other known governmental services that would be directly affected by development associated with the SSAP.

15 ENERGY

Will the proposal result in:

a. Use of substantial amounts of fuel or energy?

Yes	No	No, with Mitigation	Data Insufficient
	X		

See discussion under Items 9a and 16a.

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		

See discussion under Item 16a below.

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		

All development permitted through the SSAP would occur in accordance with the Regional Plan and Douglas County Code. While any new construction would require electric and natural gas service as part of the basic services (Chapter 32 of the TRPA Code and Section 20.703.250 of the Douglas County Code), the entire area within the SSAP is located within close proximity to existing electric and gas infrastructure. Additionally, projects requiring new or modified connections would be subject the requirements and fees of the applicable utility providers. The utility companies project that based on their forecasting and recent growth trends, the available capacity would far exceed the demand generated at build-out of the Regional Plan (TRPA 2012a, page 3.13-20), and hence the SSAP.

b. Communication systems?

Yes	No	No, with Mitigation	Data Insufficient
	X		

Communication systems are not listed as a required basic service by Douglas County or TRPA Code. Any development or redevelopment permitted through the SSAP would be located within existing service areas for communication systems providers. Each project would be responsible for any elected connection or subscription to communication systems within the region. Additionally, the increased development and re-development could stimulate investment in improved broadband service, which was identified as a need in the Lake Tahoe Basin Prosperity Plan (WNDD 2010).

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

All development permitted by the SSAP would be required to comply with Section 32.4 of the TRPA Code, which requires that a project applicant demonstrate the availability of adequate water quantity and quality for both domestic consumption and fire protection prior to project approval. This is demonstrated at a project-level through the acquisition of a Will Serve Letter from the applicable water purveyor. Additionally, any project

proposing construction, reconstruction, or expansion of a structure would be required to meet the Basic Services and Facilities Standards contained in Chapter 20.100 of the Douglas County Code. Therefore, implementation of the SSAP would not create water use in excess of the maximum permitted capacity of the service provider.

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		

All development permitted by the SSAP would be required to comply with Section 32.5 of the TRPA Code, which requires that all projects be served by facilities that provide treatment and export of wastewater from the Tahoe Region. Section 50.4.1(C) of the TRPA Code prohibits distribution of allocations to jurisdictions with insufficient wastewater capacity to support residential development, and Section 13.10.7 of the TRPA Code requires demonstration of adequate sewer capacity prior to occupancy of a transferred unit (TRPA 2012a, page 3.13-16). Additionally, any project proposing construction, reconstruction, or expansion of a structure would be required to meet the Basic Services and Facilities Standards contained in Chapter 20.100 of the Douglas County Code. Therefore, implementation of the SSAP would not cause sewage treatment capacity to exceed the permitted capacity of the service provider.

e. Storm water drainage?

Yes	No	No, with Mitigation	Data Insufficient
	X		

All development permitted though the SSAP would be required to meet TRPA BMP standards to reduce runoff and pollutant loading from impervious cover (Section 20.703.150(A).1 of the Douglas County Code). As specified in Section 60.4.6 of the TRPA Code, except where special conditions exist and are approved by TRPA, infiltration facilities designed to accommodate the volume of runoff generated by a 20-year, 1- hour storm are required for approval of all projects. Therefore, there would be no unplanned alterations or improvements to existing stormwater drainage systems associated with the SSAP.

f. Solid waste and disposal?

Yes	No	No, with Mitigation	Data Insufficient
	X		

All development permitted through the SSAP would occur in accordance with the Regional Plan and Douglas County Code. While any new construction would result in an increase in solid waste generation and potentially

additional collection points for South Tahoe Refuse, there is sufficient capacity at Lockwood Regional Landfill to support build-out well beyond the next 20 years (TRPA 2012a, page 3.13-19).

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

Construction activities related to development within the SSAP could involve the storage, use, and transport of hazardous materials. However, use of hazardous materials would be typical of urban development projects in the Tahoe Region and would occur in compliance with all local, state, and federal regulations. Therefore, the SSAP would not result in the creation of health hazards.

b. Exposure of people to potential health hazards?

Yes	No	No, with Mitigation	Data Insufficient
	X		

While development within the SSAP could bring a higher population to the plan area, policies associated with exposure of people to potential health hazards (e.g., wildfires, floods) would remain the same. Compliance with Chapter 35, Natural Hazards, of the TRPA Code would ensure that the exposure of people to potential health hazards would be reduced to the extent feasible.

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			

The SSAP includes areas that are visible from US 50 (a federal highway), SR 207 (a state highway), and Lake Tahoe. No part of the SSAP is visible from Pioneer Trail. Redevelopment and development within the SSAP could also be visible from other public roadways within or adjacent to the SSAP boundaries, including Lake Parkway, Market Street, 4-H Road, Kahle Drive, and Laura Drive, among others. The scenic effects of the SSAP on views from public roads and views of and from Lake Tahoe are discussed under Item 18c below.

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

Yes	No	No, with Mitigation	Data Insufficient
X			

The Lake Tahoe Scenic Resource Evaluation (TPRA 1993) does not identify any public recreation areas within the SSAP boundaries; the closest public recreation areas that are listed include views from Nevada Beach, northwest of the SSAP, and Heavenly Valley Ski Resort, southwest of the SSAP. Several public recreation areas have been developed within and in close proximity to the SSAP since 1993, including Kahle Community Park, Van Sickle Bi-State Park, the Lam Watah Trail, and portions of the Nevada Stateline-to-Stateline Bikeway. Portions of the SSAP, particularly structures within the T-T/HDT zoning district, are visible from these public recreation areas and other public recreation areas throughout the Tahoe Region. In addition to the recreation areas, more than half of the SSAP includes land designated for recreation purposes, but these lands are primarily privately owned. The extent to which implementation of the SSAP could affect views from public recreation areas or TRPA-designated bicycle trails is discussed under Item 18c below.

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		

This potential effect is the same as the RPU, and therefore the analysis is tiered from and consistent with the RPU EIS.

As discussed under Items 18a and 18b above, areas within the SSAP boundaries are visible from Lake Tahoe, bicycle trails and other public recreation areas, and public roads.

Consistent with the Regional Plan, the SSAP would allow for changes in the built environment through use of remaining allocations, use of newly authorized allocations, and implementation of design standards and guidelines and Code provisions that would ultimately affect the form of new development and redevelopment. The SSAP implements and is consistent with the provisions of the Regional Plan (such as increased density and height in community centers) intended to incentivize redevelopment, while protecting scenic resources. The proposed South Shore Design Standards and Guidelines are intended to guide development that would reflect the character of the area, protect viewsheds, and substantially improve the appearance of redevelopment projects.

While redevelopment is intended to and often results in improvement in the scenic quality of roadway travel routes, changes in the built environment could have undesirable consequences on scenic quality if they adversely affect views or vistas, damage or remove scenic resources, or result in development that is incompatible with the scenic values of the Region. Potential scenic impacts from development and redevelopment activities in the Tahoe Region are currently mitigated through environmental review and compliance with TRPA regulations. With adoption of the SSAP, the existing scenic thresholds and scenic review process would remain in place.

The Regional Plan created new scenic review standards that are applied on a project-specific basis, which are codified in Section 66.1 of the TRPA Code. Any subsequent projects within the SSAP would be required to make these findings as well as the Chapter 4 threshold findings and Chapter 37 height findings in the TRPA Code.

Taken together, these approval requirements and existing scenic quality ordinances would protect views of the natural-appearing landscapes and unique natural features as viewed from adopted scenic corridors and recreation areas, provide a regulatory mechanism to ensure that allowances for increased height would be approved only in conjunction with limitations and design standards consistent with the Regional Plan, and not interfere with attainment of scenic thresholds.

Proposed South Shore Design Standards and Guidelines

Under existing conditions, projects within the SSAP boundary in PASs 070A and 080 are subject to the design standards in Chapter 36 of the TRPA Code, and those projects within the Kingsbury and Stateline Community Plan boundaries are subject to the Design Standards and Guidelines for the Lake Tahoe Region of Douglas County (TRPA 1993). Implementation of the SSAP would replace these design standards and guidelines with the proposed South Shore Design Standards and Guidelines for all areas within the SSAP boundary, unless a more restrictive TRPA policy exists or is developed (Section 20.703.140 of the Douglas County Code). The proposed design standards provide increased specificity and visioning for scenic improvements and maintenance of the community character. Some examples of modifications include the following guidelines and standards related to views along US 50:

- 2.1.12: Building design and placement shall preserve and enhance views from public areas towards Lake Tahoe and mountain ridgelines.
- 2.1.17: The travel route of US 50 has a “canyon effect” because the existing tower structures are located too close together with inadequate setbacks from the roadway. Redeveloped towers will be permitted up to the maximum allowable height if the buildings are set back at least 100 feet from the US 50 right-of-way. The location of the towers will reduce the visual dominance of the structures and improve the visual condition along the US 50 travel route by creating a pedestrian scale street section by shifting the tower height away from the immediate area of the street.
- 4.1.6: Predominate building color shall be of earth tones, but may be accented with brighter colors. This will provide color variation punctuation, and a sense of festivity appropriate to the resort destination.
- 4.1.13: Up to four levels of occupied space will be allowed at the setback line from US 50.

SSAP Height Provisions

The height provisions for the SSAP area are included in Section 20.703.080 of the Douglas County Code and Section 4 of the South Shore Design Guidelines and Standards, which are modified to align with the provisions of the Regional Plan including additional height allowances in the T-MU/TC and T-T/HDT zoning districts. For any buildings within the T-R and T-RR zoning districts, the height standards are consistent with Section 37.4 of the TRPA Code. Within the T-MU/TC zoning district the maximum height of buildings would be limited to 56 feet. And finally within the T-T/HDT zoning district the maximum height for replacement of existing casino or hotel structures that are currently at least 8 stories or 85 feet is 197 feet; all other structures within the T-T/HDT zoning district would be limited to 95 feet. Except for redevelopment in the T-T/HDT zoning district, the highest

point of all structures would be required to be below the forest canopy, and current scenic standards would have to be met.

The potential scenic impact associated with the additional height was analyzed in the RPU EIS (Impact 3.9-1) and was found to be potentially significant, requiring mitigation measures which were codified in Sections 37.7.16 and 37.7.17 of the TRPA Code. The TRPA Code requires that for any building qualifying for additional height in the T-MU/TC zoning district, TRPA must make Findings 1, 3, 5 and 9 as described in Section 37.7.16 of the TRPA Code. These findings protect views from major roads, scenic turnouts, public recreation areas, and Lake Tahoe; minimize interference with existing views; require screening; and prevent a new loss of views. To approve a project that qualifies for the increased height allowance within the T-T/HDT zoning district, TRPA must also make Finding 17 as described in Section 37.7.17 of the TRPA Code. This finding requires that the height and visual mass of the project does not increase the prominence of the structure over baseline conditions from key scenic viewpoints, including, but not limited to, views from scenic roadway units, scenic shoreline units, and public recreation areas. When considering visual prominence within the T-T/HDT zoning district, the following factors would be considered: building mass, contrast, location, articulation, color, materials, and architectural style; and the quality of landscape features and views that are blocked or revealed.

Scenic Character of Resort Recreation Area

The SSAP would allow development of the Edgewood Mountain parcel, which was classified as "Resort Recreation" through the Regional Plan. This parcel is located within PAS 080, and its scenic quality is currently protected through the following PAS special polices:

4. The area adjoining US 50 should be maintained as a scenic view corridor.

5. Caesar's Tahoe open space (Parcel 1) recorded in Book 1078, page 634 of the Official Records of Douglas County shall be maintained as a scenic view corridor and as a historic site.

7. Uses and structures permitted in the meadow/pasture of Special Area #2 shall not degrade the scenic character of the area.

These protections are carried forward and incorporated into the Douglas County Master Plan Land Use Element under T Goal 5, Policies 5.1 and 5.2. Further, SSAP adopts all policies of Chapter 66 of the TRPA Code (Douglas County Code Section 20.703.270), all development with the Resort Recreation Parcel would require TRPA approval (Section 13.7.3 of the TRPA), and all projects would be required to demonstrate that the scenic quality of the area is maintained or improved (Regional Plan Policy SR-1.2).

Conclusion

Projects resulting from implementation of the SSAP would involve development or redevelopment consistent with scenic requirements established by the South Shore Design Standards and Guidelines and Chapters 4, 36, 37, and 66 of the TRPA Code. Where travel routes currently do not meet minimum scenic thresholds, implementation of the SSAP would guide improvements of the human-made environment toward more scenic mixed-use areas with improved designs, signage, compatible architecture, and appropriate colors and textures. Thus, implementation of specific projects under the SSAP is not likely to result in obstructed views to and from Lake Tahoe, recreation areas, bike trails, and public roadways. All projects would comply with TRPA Code provisions and the South Shore Design Standards and Guidelines, which would result in generally improved scenic conditions in the SSAP.

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			

Section 20.703.080 of the Douglas County Code incorporates and is consistent with the height provisions set forth in Chapters 13 and 37 of the TRPA Code, and the proposed South Shore Design Guidelines and Standards provide the guidance necessary to aesthetically and sensitively apply the height provisions to development within the limits of the SSAP. All projects within the SSAP would be subject to subsequent environmental review and permitting. Sections 20.703.140 and 20.703.090 of the Douglas County Code require that all subsequent projects within the SSAP be reviewed and designed in accordance with the height provisions and the South Shore Design Standards and Guidelines. Therefore, because design review and compliance with established height limits and design standards and guidelines is required for subsequent project approval, implementation of the SSAP would be consistent with the applicable height and design standards.

With respect to sign standards, the provisions set forth in the South Shore Design Guidelines and Standards are consistent with and must meet the provisions of Section 20.703.180 of the Douglas County Code and Chapter 38 of the TRPA Code. The proposed sign standards would allow two exceptions to the Chapter 38 sign standards.

First, Section 5.4.5 of the South Design Standards and Guidelines would allow two monument signs to be located along the US 50 corridor within the commercial complex in the northwesternmost property of the SSAP east of US 50 (the property's current tenants include Sushi Pier and Sul Lago, among others) contingent upon the transfer of land from the property to complete the Burke Creek Restoration Project (a TRPA EIP Project). This sign provision is inconsistent with the provisions set forth for freestanding signs in Section 38.8.2.B.3 of the TRPA Code, which requires that two freestanding signs face different streets or be at least 1,000 feet apart.

Secondly, Sections 5.5 of the South Shore Design Guidelines and Standards and Section 20.703.180.G of the Douglas County Code (as well as T Action 4 of the Land Use Element) would allow the development of wayfinding signage to promote walking, biking, and transit to recreation destinations and a community entry sign located near Kahle Drive and US 50. These signs would be allowed following completion of a community facility signage plan developed by the Tahoe Chamber of Commerce in coordination with Douglas County, TRPA, and NDOT. These proposed sign provisions would allow the development of freestanding signs most likely on privately-owned land outside of the public right-of-way. Given the limitations on the number of signs contained in Chapter 38 of the TRPA Code and the desire to allow these signs to be constructed such that the signs do not count against the total sign area allowed for building signs or freestanding signs of private landowners, these signs would be allowed beyond what is currently allowed in Chapter 38 of the TRPA Code. A similar wayfinding signage program has been implemented along US 50 following a similar program developed by the City of South Lake Tahoe and the Tahoe Chamber of Commerce. The design parameters for these signs are specified in Section 20.703.180.G.

All projects involving new signage would be subject to TRPA review in accordance with Section 38.3 of the TRPA Code and/or Douglas County review in accordance with Section 20.703.180.A of the Douglas County Code. Additionally, signs along an NDOT right-of-way must be approved by NDOT. Given the limited nature of the additional signage allowances, the location within an urbanized area, the subsequent design review process, and the public benefit gained from the allowance of these substitute design standards, it is not expected that these signs would have an adverse effect on applicable scenic resources and community design thresholds.

See also discussion under Item 18c above.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

The SSAP would implement many of the recommendations of the Scenic Quality Improvement Program (SQIP) related to Roadway Travel Units 31, Meadow and 32, Casino Area including but not limited to maintenance of the Edgewood Mountain parcel meadow area as open space and protecting views of the meadow from US 50 (T Policy 5.1 and 5.2 in the Land Use Element), integration of architectural style guidelines (Chapter 4 of the South Shore Design Standards and Guidelines), and increased building setback and reduced height (limited to 56 feet) adjacent to US 50 to reduce "canyon effect" (Section 2.1.17 of the South Shore Design Standards and Guidelines). All projects within the SSAP would be subject to subsequent environmental review and permitting. Sections 20.703.140 and 20.703.090 of the Douglas County Code require that all subsequent projects within the SSAP be reviewed and designed in accordance with the South Shore Design Standards and Guidelines. These design standards and guidelines have been developed in accordance with TRPA's Community Design Standards in Chapter 13 of the TRPA Code and are intended to further the broader goals and policies of the Regional Plan and help bring the area into scenic threshold attainment. Because design review and compliance with established design standards and guidelines is required for subsequent project approval and the SSAP facilitates implementation of the SQIP, implementation of the SSAP would be consistent with the TRPA SQIP and design review guidelines.

19 RECREATION

Will the proposal:

a. Create additional demand for recreation facilities?

Yes	No	No, with Mitigation	Data Insufficient
	X		

Development associated with the SSAP could generate additional recreation demand by increasing the concentration of residents and visitors in the area (TRPA 2012a, page 3.11-17). However, existing recreation opportunities are numerous and can meet that potential increase in demand within and in the immediate vicinity of the SSAP (i.e., Kahle Community Park and Community Center, Edgewood Tahoe Golf Course [golf and public beach], Van Sickle Bi-State Park, the Nevada Stateline-to-Stateline Bikeway, Nevada Beach, Round Hill Pines Beach, Heavenly Ski Resort, and other hiking and mountain bicycle trails). Further, more than half of the SSAP includes land designated for recreation purposes. It is anticipated that development within the SSAP could expand public recreation opportunities within the SSAP limits. Therefore, any new demand that is created by development within the SSAP is expected to be easily met. In addition, recreation demand would be considered at a project-level during subsequent environmental review and permitting of individual proposed projects.

b. Create additional recreation capacity?

Yes	No	No, with Mitigation	Data Insufficient
	X		

The SSAP supports the development of new recreational opportunities (which constitutes additional recreation capacity) such as the Nevada Stateline-to-Stateline Bikeway and a possible connector shared-use path between Market Street and Van Sickle Bi-State Park (T Policy 4.1 and T Policy 4.3 of the Land Use Element). In addition, the SSAP would expand the permissible land uses in the T-RR district to include additional recreational uses such as golf courses and participant sports facilities. The approval of any project proposing the creation of additional recreational capacity would be subject to subsequent project-level environmental review and permitting and, if applicable, would be subject to the Persons At One Time (PAOT) system of recreation allocations administered by TRPA as described in Section 50.9 of the TRPA Code (Section 20.703.260 of the Douglas County Code). No additional PAOTs have been assigned to the SSAP. If a proposed new or expanded recreational facility meets TRPA criteria for PAOTs and the project is approved, the number of PAOTs necessary to accommodate the increased level of activity associated with the project would be assigned from the TRPA PAOT reserve pool, which includes 18,422 PAOTs that remain unassigned (TRPA 2012a, page 3-11.17).

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

No specific projects are being considered as part of the SSAP, and any projects permitted through the SSAP would be subject to subsequent project-level environmental review and permitting. Goal R-5 of the Regional Plan specifically addresses incompatibility of recreational uses and the associated system for regulating PAOTs (Section 50.9 of the TRPA Code), which would preclude any conflicts between existing or proposed recreational uses (TRPA 2012d, pages 5-7 and 5-8). Additionally, the potential for expanded land uses to create conflicts between existing land uses was analyzed in Impact 3.11-2 of the RPU EIS (TRPA 2012a, page 3.11-21) and was found to be less than significant due to the existing protections in the goals and policies of the Regional Plan.

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		

Access to Lake Tahoe within the SSAP only exists within the T-R zoning district. This parcel is privately owned by Edgewood Companies. The TRPA-approved Edgewood Lodge and Golf Course Improvement Project would

include the development of a public beach and a pedestrian path extending from the beach to Lake Parkway, thereby creating additional public access to Lake Tahoe within the SSAP boundaries.

The SSAP includes a few small state-owned parcels and a single parcel on National Forest System land managed by the U.S. Forest Service that is accessible from SR 207. Other public land is limited to land owned by Douglas County related to Kahle Community Park and Center and the county offices and transit center abutting US 50. Development within the SSAP would not result in a decrease or loss of access to these public lands.

20 ARCHAEOLOGICAL/HISTORICAL

a. *Will the proposal result in an alteration of or adverse physical* or *aesthetic effect to a significant archaeological or historical site, structure, object or building?*

Yes	No	No, with Mitigation	Data Insufficient
	X		

The SSAP would not alter or revise the regulations pertaining to the protection of archaeological and historical resources. Known archaeological and historical resources within the SSAP boundaries include the mouth of Edgewood Creek within the T-R zoning district and Friday's Station within the T-RR zoning district (TRPA 2012a: page 3.15-11), the latter of which is listed on the National Register of Historic Places (NRHP). Some buildings within the SSAP are likely to be 50 years or older or meet other criteria (i.e., retains integrity of location, design, setting, materials, workmanship, feeling, and association; association with historical events or significant persons) and could also be eligible for listing on the NRHP. The potential exists within the SSAP, like elsewhere in the Tahoe Basin and consistent with existing conditions, for previously undiscovered archaeological or historic resources to be discovered during any earth-moving activities.

The SSAP would accommodate development, which could occur on properties that include known historical or archaeological resources; be associated with historically significant events or individuals; or result in adverse physical or aesthetic effects to a significant historical or archaeological site, structure, object, or building. Additionally, development permitted within the SSAP could result in physical changes that would affect unique ethnic cultural values or restrict historic or prehistoric religious or sacred uses within the SSAP. However, federal and state regulations and the TRPA Code (Chapter 67) address protection of these resources and provide processes to avoid or minimize impacts to historic and archaeological resources. Because any new development associated with the SSAP would be required to comply with federal and state regulations, and TRPA Code, consistent with existing practices, it would not alter or adversely affect archeological or historical resources.

b. *Is the proposed project located on a property with any known cultural, historical, and/or archaeological resources, including resources on TRPA or other regulatory official maps or records?*

Yes	No	No, with Mitigation	Data Insufficient
X			

See discussion under Item 20a above.

c. Is the property associated with any historically significant events and/or sites or persons?

Yes	No	No, with Mitigation	Data Insufficient
X			

See discussion under Item 20a above.

d. 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		

See discussion under Item 20a above.

e. 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		

See discussion under Item 20a above.

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		

Fish and Aquatic Habitat

The SSAP would not alter or revise any TRPA Regional Plan policies pertaining to the Shorezone and Lakezone, management of aquatic resources, or permitting of projects affecting these habitats. In accordance with Section 20.703.280 of the Douglas County Code, TRPA retains responsibility for implementing and enforcing all Shorezone regulations (Chapters 80 through 85 of the TRPA Code). The SSAP would permit development and

redevelopment only in accordance with the Regional Plan, and any projects proposed within the plan area that could affect aquatic habitats would be subject to TRPA's existing regulations requiring project-specific environmental review and development and implementation of project-specific measures for any significant effects on fish habitat as a condition of project approval. This potential impact was analyzed in the RPU EIS and, with implementation of TRPA's existing policies and code provisions, found to be less than significant (TRPA 2012a, page 3.10-45). Construction activities could result in temporary increases in sedimentation, small amounts of fill placed in aquatic habitats, and the release and exposure of construction-related contaminants. As under existing conditions, these impacts would be minimized and mitigated through construction BMPs and compensatory mitigation requirements as specified in TRPA policies and code provisions, and other applicable federal and state regulations.

Rare or Endangered Species and Communities

The SSAP would not alter or revise TRPA Regional Plan policies regarding the protection of rare, endangered, or sensitive plant and animal communities. In accordance with Section 20.703.270 of the Douglas County Code, in review of all delegated projects, Douglas County would ensure compliance with all provisions of the Resource Management and Protection regulations of Chapters 60 through 68 of the TRPA Code. The SSAP would permit development and redevelopment only in accordance with the TRPA Regional Plan, and any projects proposed within the plan area that could affect sensitive plant or animal communities would be subject to TRPA's existing regulations requiring project-specific environmental review and development and implementation of project-specific measures for any significant effects on fish habitat as a condition of project approval. This potential impact was analyzed in the RPU EIS and, with implementation of TRPA's existing code provisions and requirements, found to be less than significant (TRPA 2012a, page 3.10-50). During project-level environmental review, potential impacts to protected plant or animal communities would be identified and minimized through the design process and/or through compensatory mitigation, as required under TRPA and applicable federal and state regulations. Additionally, any new development and redevelopment with the SSAP boundary would occur in accordance with TRPA policies that incentivize transfers of land coverage and development rights from sensitive lands, and require restoration and retirement of the sending sites (TRPA 2012a). This policy could result in a benefit to the associated special status species through enhancement and restoration of riparian and wetland habitats.

Cultural, Historical, and Archeological Resources

The SSAP would not alter or revise TRPA Regional Plan policies regarding the protection of cultural, historical, or archeological resources. In accordance with Section 20.703.270 of the Douglas County Code, in review of all delegated projects, Douglas County would ensure compliance with all provisions of the Resource Management and Protection regulations found in Chapter 67 of the TRPA Code. In addition, federal and state regulations address protection of these resources and provide mechanisms to minimize impacts. The SSAP would permit development and redevelopment only in accordance with the TRPA Regional Plan, some of which could occur on properties with known or unknown cultural, historical, or archeological resources. With the SSAP boundary, known cultural and historic resources include Friday's Station and the mouth of Edgewood Creek. The potential impacts to cultural resources were analyzed in the RPU EIS and, with implementation of TRPA's existing code provisions, found to be less than significant (TRPA 2012a, beginning on page 3.15-13). During project-level environmental review, cultural, historical, and archeological resources specific to the site would be identified, significance determined, and appropriate mitigation implemented in accordance with federal, state, and TRPA regulations.

Because the SSAP proposes no changes to existing policies regarding aquatic habitats, special status plant or animal communities, or to cultural, historical, and archeological resources, and because federal, state, and TRPA protections are already in place, implementation of the SSAP would not result in the degradation of these resources.

In addition, the SSAP, as proposed, is entirely consistent with the Regional Plan, which was comprehensively evaluated in the RPU EIS. As analyzed therein, TRPA determined that implementation of the updated Regional Plan, including all elements of the plan, existing environmental protection requirements, and adopted mitigation, would achieve and maintain TRPA's environmental threshold carrying capacities and result in environmental improvement. Therefore, as a plan wholly consistent with the RPU, the SSAP would not have the potential to degrade the quality of the environment.

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		

The TRPA Regional Plan is a broad suite of policies, ordinances, and land use controls designed specifically to achieve long-term environmental goals. The SSAP would implement the policies of the TRPA Regional Plan, which—among others—call for concentrating development and redevelopment in town centers (e.g., the T-MU/TC zoning district) and the high density tourist district (the T-T/HDT zoning district), combined with transfer of land coverage and development rights from sensitive lands and lands more distant from community centers, and restoration of those areas (TRPA 2012a). Additionally, the SSAP would implement land use changes on the Edgewood Mountain Parcel in alignment with its change in classification from "Conservation" to "Resort Recreation," to provide enhanced recreational opportunities in close proximity to visitor services and amenities and to reduce vehicle emissions and noise levels (TRPA 2012b, page 3-48). Any development of the Resort Recreation area would require transfer of development rights from outside of the area and restoration of the sending parcel, and through required transfer ratios would result in a net decrease in development in the Region (TRPA 2012b, page 3-49).

The SSAP, like the Regional Plan itself, is a collection of policies and ordinances; no specific projects are proposed or would be approved through approval of the SSAP. However, as described in Section 5.4 of the RPU EIS, the Regional Plan will be implemented through projects that would have short-term effects, but through which long-term term environmental goals will be achieved.

The potential development permitted through the SSAP could commit raw land to new development resulting in permanent alterations to soils, habitats, and land uses. Development in accordance with RPU and SSAP policies and ordinances, however, would result in a refinement of the land use pattern within the Region through redevelopment in urban areas and transfer of development rights from sensitive lands to improve the long-term sustainability of natural resources and to support social and economic health (TRPA 2012a).

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 environment is significant).

Yes	No	No, with Mitigation	Data Insufficient
X			

Like the Regional Plan itself, the SSAP is a collection of goals, policies, and measures designed to guide the development of the plan area and support the Region in attaining environmental thresholds and other important objectives. Because these policies are implemented in the SSAP over the long-term (i.e., 20 years) and are applicable to all programs and projects over this period, they are inherently cumulative in nature.

The cumulative projects contemplated in the RPU EIS (TRPA 2012a, pages 4-2 through 4-10) include Environmental Enhancement, Land Management Plans, TTD/TMPO projects and programs, and other development projects. These projects and programs also apply to the SSAP, their scope and characteristics are not known to have substantially changed, no additional cumulative projects or programs are known at this time.

Because the SSAP is wholly consistent with the Regional Plan and because no specific projects are proposed for which contributions to cumulative impacts may be defined and assessed, the cumulative impacts analysis prepared for the Regional Plan is also applicable to the SSAP.

As discussed in Item 6d above, the RPU EIS concluded that Regional Plan implementation could result in increased development, redevelopment, and construction activity resulting in an increase in overall greenhouse gas (GHG) emissions that would make a cumulatively considerable contribution to global climate change. Because the SSAP is consistent with and implements the Regional Plan and is consistent with the RPU EIS, development and population growth anticipated during the SSAP plan horizon could also contribute cumulatively to global climate change. The RPU EIS disclosed this significant effect; mitigated it to the extent feasible; concluded that with mitigation this would remain a significant and unavoidable impact of the Regional Plan; and made findings that other social, environmental, and economic factors overrode those impacts. Because the necessary overriding considerations have already been made by TRPA for the Regional Plan, and there are no effects peculiar to the SSAP that warrant additional consideration with regard to global climate change, no additional analysis of this issue is necessary here.

Additional consideration is applied below to those resources that could result in more localized cumulative effects, including noise, geologic hazards, scenic resources, and recreation.

Noise

The SSAPs potential effect on noise levels was discussed under IEC item 6. The SSAP would continue or strengthen the noise standards currently in effect. In addition, Douglas County and/or TRPA would continue to implement the project specific noise reduction measures described in the Regional Plan EIS, until TRPA develops the regional noise policies called for in the RPU EIS. For these reasons the SSAP would not contribute to an adverse cumulative increase in noise levels.

Geologic Hazards

The potential for increased exposure to geologic hazards is addressed under Item 1g, above. Because existing TRPA and Douglas County protections are in place, and because project-specific environmental review would be required for all projects, implementation of the SSAP would not result in increased exposure of people or property to geologic hazards.

Scenic Resources

Scenic resources are addressed under Item 18, above. Because the SSAP carries forward and strengthens the existing scenic protections within the community plans and PASs, and because all permitted projects would continue to meet the TRPA scenic threshold non-degradation standard, the SSAP would not contribute to an adverse cumulative effect on scenic resources.

Recreation

The potential effects of the SSAP on recreation facilities and demand are discussed under Item 19, above. The SSAP protects existing recreational resources and provides for the development of increased recreation opportunities through the construction of a bikeway connector between the loop road and Market Street, and potential recreational developments on the Edgewood Mountain parcel.

Implementation of the SSAP would be consistent with land use changes and policies contemplated and analyzed in the RPU EIS, including their potential to contribute to cumulative environmental effects. This discussion of cumulative effects tiers from the cumulative impact discussion included in the RPU EIS. Additionally, the RPU EIS identified resources with localized cumulative issues such as noise, geologic hazards, scenic impacts, and recreation impacts , which were further analyzed in this IEC and were not found to have adverse cumulative effects. Therefore, but for the cumulative contribution to global climate change discussed above, implementation of the SSAP and the cumulative projects contemplated in the RPU EIS would not result in a considerable contribution to cumulative adverse conditions.

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

Yes	No	No, with Mitigation	Data Insufficient
	X		

As described above, projects permitted through the SSAP would require project-level environmental review and would be required to comply with all applicable TRPA, federal, state, and county regulations, including protections for human health and safety. Therefore, implementation of the SSAP would not create a substantial direct or indirect adverse effect on human beings.

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.

_____ _____

Date

Written Comments: (use additional sheets as necessary)

IV DETERMINATION (TO BE COMPLETED BY TRPA)

On the basis of this evaluation:

a. 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
	X

b. 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
X	

c. *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
	X

Signature of Evaluator

Date

Title of Evaluator

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Appendix A

SSAP Boundary Map

Source: Douglas County 2013

South Shore Area Plan Boundaries

Appendix B

Summary of Proposed SSAP Land Use Changes

Table B-1 PAS 070A - Summary of Use Changes Associated with Implementation of the SSAP										
Use	Areas Outside Special Area #1, but within SSAP					Special Area #1				
	Existing Conditions	Project Conditions				Existing Conditions	Project Conditions			
	PAS/CP (C-070A SA1)	SSAP(T-R)				PAS/CP (R-070A)	SSAP(T-R)			
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)		Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)	
				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC
RESIDENTIAL										
Employee housing						X	X			
Multiple-family dwelling						X	X			
Single-family dwelling (includes condominiums)	X	X							X	
TOURIST ACCOMMODATION										
Bed and breakfast facilities						X	X			
Hotel, motel, and other transient dwelling units						X	X			
Time sharing (hotel/motel design)						X	X			
Time sharing (residential design)						X	X			
COMMERCIAL										
Eating and drinking places	X	X				X	X			
Retail and personal service[1]						X	X			
Entertainment										
Amusements and recreation services						X	X			
Privately owned assembly and entertainment						X	X			
Services										
Schools - preschools						X		X		
PUBLIC SERVICE										
General										
Cultural facilities						X	X			

Table B-1 PAS 070A - Summary of Use Changes Associated with Implementation of the SSAP										
Use	Areas Outside Special Area #1, but within SSAP					Special Area #1				
	Existing Conditions	Project Conditions				Existing Conditions	Project Conditions			
	PAS/CP (C-070A SA1)	SSAP(T-R)				PAS/CP (R-070A)	SSAP(T-R)			
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)		Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)	
				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC
Day care centers/pre-schools						X	X			
Local assembly and entertainment						X	X			
Public health and safety facilities	X	X				X	X			
Public owned assembly and entertainment						X	X			
Public utility centers	X	X							X	
Schools - kindergarten through secondary	X		X							
Threshold related research facilities									X	
Linear Public Facilities										
Pipelines and power transmission	X	X				X	X			
Transit stations and terminals	X	X				X	X			
Transmission and receiving facilities	X	X							X	
Transportation routes	X		X			X		X		
RECREATION										
Beach recreation	X	X				X	X			
Boat launching facilities						X	X			
Campground, developed[2]						X	X			
Campground, undeveloped						X	X			
Cross country ski courses	X	X				X	X			
Day use areas	X	X				X	X			

Table B-1 PAS 070A - Summary of Use Changes Associated with Implementation of the SSAP										
Use	Areas Outside Special Area #1, but within SSAP					Special Area #1				
	Existing Conditions	Project Conditions				Existing Conditions	Project Conditions			
	PAS/CP (C-070A SA1)	SSAP(T-R)				PAS/CP (R-070A)	SSAP(T-R)			
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)		Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)	
				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC
Golf courses	X	X				X	X			
Group facilities	X	X				X	X			
Marinas	X	X							X	
Outdoor recreation concessions	X	X				X	X			
Participant sports facilities	X	X				X	X			
Recreation centers						X		X		
Riding and hiking trails				X		X	X			
Snowmobile courses	X	X							X	
Sport assembly						X	X			
Visitor Information Center						X		X		
RESOURCE MANAGEMENT										
Management										
Resource protection, restoration, and management[3]	X	X				X	X			

Other Considerations: Additional limitations regarding uses are set forth in footnotes to the table in Section 20.703.090 of the proposed Douglas County Code.

Notes:

[1] Includes food and beverage retail sales and general merchandise stores that were previously allowed.

[2] Consolidated to include recreational vehicle parks.

[3] Change in name only; consolidates uses allowed in all areas of the region. Specifically: reforestation, sanitation salvage cut, special cut, thinning, nonstructural fish habitat management, nonstructural wildlife habitat management, structural fish habitat management, structural wildlife habitat management, open space, fire detection and suppression, fuels treatment management, insect and disease suppression, prescribed fire/burning management, sensitive plant management, uncommon plant community management, erosion control, and runoff control.

Source: Adapted by Ascent Environmental in 2013

Table B-2 PAS 080 - Summary of Use Changes Associated with Implementation of the SSAP										
Use	Areas Outside Special Area #2, but within SSAP					Special Area #2				
	Existing Conditions	Project Conditions				Existing Conditions	Project Conditions			
	PAS/CP (R-080)	SSAP(T-RR)				PAS/CP (R-080 SA2)	SSAP(T-RR)			
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)		Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)	
				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC
RESIDENTIAL										
Employee housing				X					X	
Multiple-family dwelling				X					X	
Multi-person dwelling				X					X	
Raising domestic animals	X		X			X		X		
Single-family dwelling (includes condominiums)	X	X				X	X			
Summer home	X		X			X		X		
TOURIST ACCOMMODATION										
Bed and breakfast facilities				X					X	
Hotel, motel, and other transient dwelling units				X					X	
Time sharing (hotel/motel design)				X					X	
Time sharing (residential design)				X					X	
COMMERCIAL										
Retail										
Eating and drinking places				X					X	
Outdoor retail sales				X					X	
Retail and personal service				X					X	
Entertainment										
Amusements and recreation services				X					X	
Privately-owned assembly and entertainment				X					X	

Table B-2 PAS 080 - Summary of Use Changes Associated with Implementation of the SSAP										
Use	Areas Outside Special Area #2, but within SSAP					Special Area #2				
	Existing Conditions	Project Conditions				Existing Conditions	Project Conditions			
	PAS/CP (R-080)	SSAP(T-RR)				PAS/CP (R-080 SA2)	SSAP(T-RR)			
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)		Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)	
				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC
Wholesale/Storage										
Storage yards						X		X		
PUBLIC SERVICE										
General										
Cemetery	X		X							
Cultural facilities				X					X	
Local assembly and entertainment				X					X	
Public health and safety facilities[1]	X	X				X	X			
Threshold related research facilities				X					X	
Linear Public Facilities										
Pipelines and power transmission	X	X							X	
Transmission and receiving facilities	X	X							X	
Transportation routes	X	X							X	
RECREATION										
Campground, developed[2]	X	X				X	X		X	
Campground, undeveloped	X	X				X	X			
Cross country ski courses	X	X				X	X			
Day use areas	X	X				X	X			
Equestrian stables[3]	X	X							X	
Golf courses				X	X				X	X
Group facilities	X	X				X	X			

Table B-2 PAS 080 - Summary of Use Changes Associated with Implementation of the SSAP										
Use	Areas Outside Special Area #2, but within SSAP					Special Area #2				
	Existing Conditions	Project Conditions				Existing Conditions	Project Conditions			
	PAS/CP (R-080)	SSAP(T-RR)				PAS/CP (R-080 SA2)	SSAP(T-RR)			
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)		Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)	
				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC
Off-road vehicle courses	X	X				X	X			
Outdoor recreation concessions				X					X	
Participant sports facilities				X					X	
Recreation centers				X					X	
Riding and hiking trails	X	X				X	X			
Rural sports	X		X			X		X		
Snowmobile courses	X	X				X	X			
Sport assembly				X					X	
Visitor information centers				X					X	
RESOURCE MANAGEMENT										
Management										
Resource protection, restoration, and management[4]	X	X				X	X			

Notes:
[1] Change in name only; consolidates local and regional facilities. Regional facilities only allowed in special area #2 under existing conditions.
[2] Change in name only; changes RV Park to Campground, developed.
[3] Change in name only; equestrian stables and facilities are allowed under TRPA's definition of rural sports. County's use definition limits the use beyond what is currently allowed.
[4] Change in name only. Consolidates uses allowed in all areas of the region. Specifically: reforestation, sanitation salvage cut, special cut, thinning, timber stand improvement, tree farms, early successional vegetation management, nonstructural fish habitat management, nonstructural wildlife habitat management, structural fish habitat management, structural wildlife habitat management, farm/ranch accessory structures, grazing, range improvement, range pasture management, open space, fire detection and suppression, fuels treatment management, insect and disease suppression, prescribed fire/burning management, sensitive plant management, uncommon plant community management, erosion control, and runoff control.
Source: Adapted by Ascent Environmental 2013

Table B-3 Stateline Community Plan - Summary of Use Changes Associated with Implementation of the SSAP					
USE	Existing Conditions	Project Conditions			
	PAS/CP (C-89A SL)	SSAP (T-T/HDT)			
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)	
				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC
RESIDENTIAL					
Employee housing	X	X			
Multiple-family dwelling				X	
Multi-person dwelling				X	
Single-family dwelling (includes condominiums)				X	
TOURIST ACCOMMODATION					
Bed and breakfast facilities	X		X		
Hotel, motel, and other transient dwelling units	X	X			
Time sharing (hotel/motel design)	X	X			
Time sharing (residential design)	X	X			
COMMERCIAL					
Eating and drinking places	X	X			
Outdoor retail sales	X	X			
Retail or personal service facility[1]	X	X			
Service stations	X	X			
Entertainment					
Amusements and recreation services	X	X			
Gaming-non restricted	X	X			
Outdoor amusements	X	X			
Privately owned assembly and entertainment	X	X			
Services					
Business support services				X	
Health care services				X	
Professional offices [2]	X	X			

Table B-3 Stateline Community Plan - Summary of Use Changes Associated with Implementation of the SSAP					
USE	Existing Conditions	Project Conditions			
	PAS/CP (C-89A SL)	SSAP (T-T/HDT)			
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)	
				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC
Secondary storage	X		X		
Wholesale/Storage					
Vehicle storage & parking	X	X			
PUBLIC SERVICE					
General					
Collection stations	X	X			
Cultural facilities	X	X			
Day care centers/pre-schools	X	X			
Local assembly and entertainment	X	X			
Post office	X	X			
Public health and safety facilities[3]	X	X			
Public owned assembly and entertainment	X	X			
Religious assembly	X	X			
Schools - college				X	
Threshold related research facilities				X	
Linear Public Facilities					
Pipelines and power transmission	X	X			
Transit stations and terminals	X	X			
Transmission and receiving facilities	X	X			
Transportation routes	X	X			
RECREATION					
Campground, developed[4]	X	X			
Cross country ski courses	X		X		
Day use areas	X	X			

Table B-3 Stateline Community Plan - Summary of Use Changes Associated with Implementation of the SSAP

USE	Existing Conditions	Project Conditions			
	PAS/CP (C-89A SL)	SSAP (T-T/HDT)			
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)	
				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC
Group Facilities				X	
Outdoor recreation concessions	X	X			
Participant sports facilities	X	X			
Recreation centers	X	X			
Riding and hiking trails	X	X			
Rural sports	X		X		
Snowmobile courses	X		X		
Sport assembly	X	X			
Visitor information centers	X	X			
RESOURCE MANAGEMENT					
Management					
Resource protection, restoration, and management[5]	X	X			

Notes:
[1] Change in name only; consolidates food and beverage retail sales and general merchandise stores.
[2] Change in name only; now includes broadcasting offices and financial services, and personal services.
[3] Consolidated local and regional facilities into one expanded definition.
[4] Change in name only; recreational vehicle parks already an allowed use.
[5] Change in name only. Consolidates uses allowed in all areas of the region. Specifically: reforestation, sanitation salvage cut, thinning, timber stand improvement, early successional vegetation management, nonstructural fish habitat management, nonstructural wildlife habitat management, structural fish habitat management, structural wildlife habitat management, open space, fire detection and suppression, fuels treatment management, insect and disease suppression, prescribed fire/burning management, sensitive plant management, uncommon plant community management, erosion control, and runoff control.
Source: Adapted by Ascent Environmental in 2013.

Table B-4 Kingsbury Community Plan - Summary of Use Changes Associated with Implementation of the SSAP

Use Name	Special Area #1					Special Area #2					Special Area #3					Special Area #4				
	Existing Conditions	Project Conditions				Existing Conditions	Project Conditions				Existing Conditions	Project Conditions				Existing Conditions	Project Conditions			
	PAS/CP (C-076-KB SA1)	SSAP (T-MU/TC)				PAS/CP (C-076-KB SA2)	SSAP (T-MU/TC)				PAS/CP (C-076-KB SA3)	SSAP (T-MU/TC)				PAS/CP (C-076-KB SA4)	SSAP (T-MU/TC)			
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)		Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)		Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)		Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)	
				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC
RESIDENTIAL																				
Employee housing				X		X	X				X	X				X	X			
Mobile home dwelling				X					X					X					X	
Multiple-family dwelling				X		X	X				X	X				X	X			
Multi-person dwelling				X					X					X					X	
Nursing and personal care				X		X	X							X					X	
Residential care				X		X	X							X					X	
Single-family dwelling (includes condominiums)				X		X	X							X					X	
TOURIST ACCOMMODATION																				
Bed and breakfast facilities	X	X				X	X							X					X	
Hotel, motel, and other transient dwelling units	X	X				X	X							X					X	
Time sharing (hotel/motel design)	X	X				X	X							X					X	
Time sharing (residential design)	X	X				X	X							X					X	
COMMERCIAL																				
Retail																				
Auto, mobile home and vehicle dealers						X		X							X		X			
Eating and drinking places	X	X				X	X							X	X	X				
Nursery				X		X	X							X	X	X				
Outdoor retail sales				X		X	X							X	X	X				
Retail or personal service facility[1, 2]	X	X				X	X							X	X	X				
Service stations	X	X				X	X							X	X	X				
Entertainment																				
Amusements and recreation services	X	X				X	X							X	X	X				
Gaming-non restricted	X	X							X					X					X	
Outdoor amusements	X	X				X	X							X	X	X				
Privately owned assembly and entertainment	X	X				X	X							X	X	X				
Services																				
Animal services				X		X	X							X	X	X				
Business support services				X		X	X							X	X	X				
Health care services	X	X				X	X							X	X	X				
Laundries and dry cleaning plant				X					X					X	X	X				

Table B-4 Kingsbury Community Plan - Summary of Use Changes Associated with Implementation of the SSAP

Use Name	Special Area #1					Special Area #2					Special Area #3					Special Area #4				
	Existing Conditions	Project Conditions				Existing Conditions	Project Conditions				Existing Conditions	Project Conditions				Existing Conditions	Project Conditions			
	PAS/CP (C-076-KB SA1)	SSAP (T-MU/TC)				PAS/CP (C-076-KB SA2)	SSAP (T-MU/TC)				PAS/CP (C-076-KB SA3)	SSAP (T-MU/TC)				PAS/CP (C-076-KB SA4)	SSAP (T-MU/TC)			
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)		Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)		Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)		Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)	
				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC
Professional offices	X	X				X	X							X		X	X			
Schools - business and vocational	X	X				X	X							X		X	X			
Light Industrial [1]																				
Food and kindred products				X					X					X		X	X			
Fuel and ice dealers																X		X		
Industrial services[3]				X					X					X		X	X			
Small scale manufacturing				X					X					X		X	X			
Wholesale/Storage																				
Storage yards				X					X					X		X	X			
Vehicle and freight terminals				X					X					X		X	X			
Vehicle storage & parking	X	X				X	X				X	X				X	X			
Warehousing				X					X					X		X	X			
Wholesale and distribution																X		X		
PUBLIC SERVICE																				
General																				
Cemetery						X		X												
Collection stations	X	X				X	X				X	X				X	X			
Cultural facilities	X	X				X	X				X	X				X	X			
Day care centers/pre-schools	X	X				X	X				X	X				X	X			
Government offices and facilities	X	X				X	X				X	X				X	X			
Hospitals	X	X				X	X							X					X	
Local assembly and entertainment	X	X				X	X				X	X				X	X			
Membership organizations	X	X				X	X				X	X				X	X			
Post office	X	X				X	X				X	X				X	X			
Public health and safety facilities[4]	X	X				X	X				X	X				X	X			
Public owned assembly and entertainment	X	X				X	X				X	X							X	
Public utility centers				X					X					X		X	X			
Religious assembly	X	X				X	X							X		X	X			
Schools – college						X		X												
Schools - kindergarten through secondary				X		X	X							X		X	X			
Social service organizations	X	X				X	X				X	X				X	X			
Threshold related research facilities	X	X				X	X				X	X				X	X			

Table B-4 Kingsbury Community Plan - Summary of Use Changes Associated with Implementation of the SSAP

Use Name	Special Area #1					Special Area #2					Special Area #3					Special Area #4				
	Existing Conditions	Project Conditions				Existing Conditions	Project Conditions				Existing Conditions	Project Conditions				Existing Conditions	Project Conditions			
	PAS/CP (C-076-KB SA1)	SSAP (T-MU/TC)				PAS/CP (C-076-KB SA2)	SSAP (T-MU/TC)				PAS/CP (C-076-KB SA3)	SSAP (T-MU/TC)				PAS/CP (C-076-KB SA4)	SSAP (T-MU/TC)			
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)		Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)		Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)		Permitted Use	Permitted Use to Continue	Use Eliminated	New Use (Contemplated in Regional Plan and RPU EIS)	
				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC				Analysis Tiers from RPU EIS	Additional Focused Discussion in IEC
Linear Public Facilities																				
Pipelines and power transmission	X	X				X	X				X	X				X	X			
Transit stations and terminals	X	X				X	X				X	X				X	X			
Transmission and receiving facilities	X	X				X	X				X	X				X	X			
Transportation routes	X	X				X	X				X	X				X	X			
RECREATION																				
Campground, developed[5]	X	X									X		X							
Cross country ski courses	X		X			X		X			X		X							
Day use areas	X	X				X	X				X	X				X	X			
Group facilities	X	X				X	X							X					X	
Outdoor recreation concessions	X	X				X	X				X	X				X	X			
Participant sports facilities				X					X		X	X							X	
Recreation centers	X	X				X	X				X	X				X	X			
Riding and hiking trails	X	X				X	X				X	X				X	X			
Sport assembly				X					X					X					X	
Visitor information centers	X	X				X	X				X	X							X	
RESOURCE MANAGEMENT																				
Management																				
Resource protection, restoration, and management [6]	X	X				X	X				X	X				X	X			

Notes:
[1] New use by name only; consolidates building materials and hardware; food and beverage retail sales; furniture, home furnishings, and equipment; general merchandise stores; mail order and vending; and personal services.
[2] Of the consolidated resources, only building materials and hardware was limited to special areas #2 and 4.
[3] New use by name only; consolidates auto repair and service, repair services, printing and publishing,
[4] Consolidated local and regional facilities into one expanded definition.
[5] Change in name only; recreational vehicle parks already an allowed use.
[6] By name only. Consolidates uses allowed in all areas of the region. Specifically: reforestation, sanitation salvage cut, special cut, thinning, nonstructural fish habitat management, nonstructural wildlife habitat management, structural fish habitat management, structural wildlife habitat management, open space, fire detection and suppression, fuels treatment management, insect and disease suppression, prescribed fire/burning management, sensitive plant management, uncommon plant community management, erosion control, and runoff control.
Source: Adapted by Ascent Environmental in 2013