

4.15 CONSISTENCY WITH PLANS AND RELEVANT REGULATIONS

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The following is an analysis of the proposed General Plan Update’s consistency with relevant TRPA policy provisions, thresholds, and associated regulations. This analysis is based on the technical analyses provided in Sections 4.1 through 4.14 of this Draft EIR. The City will make ultimate consistency determinations associated with action on the proposed General Plan Update.

4.15.1 ANALYSIS OF RELEVANT TRPA POLICIES AND REGULATIONS

REGIONAL PLAN FOR THE LAKE TAHOE BASIN GOALS AND POLICIES

Table 4.15-1 provides a consistency analysis of applicable Regional Plan policy provisions and associated implementation programs and regulations.

**TABLE 4.15-1
TRPA REGIONAL PLAN GOAL AND POLICY CONSISTENCY ANALYSIS**

Policy	Consistent	Analysis
Land Use		
<p>Land Use Element, Goal 1: Restore, maintain, and improve the quality of the Lake Tahoe Region for the visitors and residents of the region.</p> <p>Policy 1: The primary function of the region shall be as a mountain recreation area with outstanding scenic and natural values.</p>	Yes, with Mitigation	<p>While the proposed General Plan Update is expected to result in higher-density development and associated increases in VMT and other effects associated with development, it also includes specific provisions for the protection and restoration of impacted SEZs and habitat, as well as mixed-use, smart growth development that will have other benefits to the visitors and residents of the region. The proposed Recreation and Open Space Element would provide for improvements to recreation and park facilities and opportunities for new recreational opportunities in the City. Further, the land use design provisions in the Land Use Element would improve the scenic character of the City.</p> <p>Implementation of mitigation measures MM 4.1.2, MM 4.7.4, MM 4.13.1a through c, MM 4.13.4 would ensure adequate protections for scenic values in the Planning Area.</p>
<p>Land Use Element, Goal 1, Policy 2: The Regional Plan gives a high priority to correcting past deficiencies in land use. The Plan shall encourage a redirection strategy for substantially and adversely altered areas, wherever feasible.</p>	Yes	<p>The proposed General Plan Update would redirect new development as well as provide specific requirements and incentives for restoration of SEZs and mitigation of other past environmental issues such as water quality.</p>
<p>Land Use Element, Goal 1, Policy 3: The Plan shall seek to maintain a balance between economic health and the environment.</p>	Yes	<p>The proposed General Plan Update would promote the revitalization and concentration of development within existing developed areas along US 50 and SR 89, while providing for the protection and expansion of open space stream environment zones (SEZs).</p>
<p>Land Use Element, Land Use Goal 2: Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe Regional Planning Compact.</p>	No	<p>The proposed General Plan Update would promote the revitalization and concentration of development within existing developed areas along US 50 and SR 89, while providing for the protection and expansion of open space stream</p>

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<p>Policy 1: The total population permitted in the region at one time shall be a function of the constraints of the Regional Plan and the environmental threshold carrying capacities.</p> <p>Implemented through community plans and Code of Ordinances Chapters 31 through 38.</p>		<p>environment zones (SEZs).</p> <p>Implementation of Mitigation Measure MM 4.1.2 would ensure that development provisions of the proposed General Plan Update that currently conflict with the 1987 Regional Plan and associated programs and regulations (e.g., Water Quality Management Plan for the Lake Tahoe Region and the Code of Ordinances) not be implemented until the Regional Plan is updated and the General Plan is determined to be consistent with the new Regional Plan and TRPA Environmental Threshold Carrying Capacities. However, it should be noted that the proposed General Plan Update in combination with anticipated development in the Tahoe Basin (including the proposed Regional Plan Update) is expected to conflict with TRPA Threshold AQ-7 (Vehicle Miles Traveled) as identified under Impact 4.4.2 in Section 4.4 (Transportation and Circulation).</p>
<p>Land Use Element, Goal 2, Policy 2: Specific land use policies shall be implemented through the use of Planning Area Statements for each of the Planning Areas identified in the map included in this plan. Areas of similar use and character have been mapped and categorized within one or more of the following five land use classifications: conservation, recreation, residential, commercial and public service, and tourist. These land use classifications shall dictate allowable land uses. More detailed plans, called Community Plans, may be developed for designated commercial areas. Other detailed plans, such as the Airport Master Plan, Ski Area Master Plans, and Redevelopment Plan, may also be developed. These detailed plans may combine two or more of the five land use classifications.</p>	Yes	<p>The proposed General Plan Update would generally result in development consistent with the intent of the Planning Area Statements as well as community plans and master plans.</p>
<p>Land Use Element, Land Use Goal 2, Policy 5: All Plan Area Statements, Community Plans, or other specific plans adopted by the Agency shall specify the total additional development which may be permitted within the region, not to exceed the limitations set forth [in the policy]. Reconstruction and relocation of existing development are not considered additional development.</p> <p>Implemented through community plans and Code of Ordinances Chapters 31 through 38.</p>	Yes, with Mitigation	<p>The proposed General Plan Update includes policies that call for changes and updates to the City's community plans. However, implementation of Mitigation Measure MM 4.1.2 would ensure that development provisions of the proposed General Plan Update that currently conflict with the 1987 Regional Plan and associated programs and regulations (e.g., Water Quality Management Plan for the Lake Tahoe Region and the Code of Ordinances) not be implemented until the Regional Plan is updated and the General Plan is determined to be consistent with the new Regional Plan and TRPA Environmental Threshold Carrying Capacities.</p>
<p>Land Use Element, Land Use Goal 2, Policy 6: In order to be responsive to the needs and opportunities of various areas within the region,</p>	Yes	<p>The proposed General Plan Update includes policies that call for changes and updates to the City's community plans. All such changes and</p>

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<p>specific Community Plans (CPs) may be developed for designated commercial areas. Community plans shall guide development in specified areas for at least the first ten years of the Plan and shall be kept current by periodic review. The TRPA shall actively encourage prompt development of Community Plans for all designated areas, with a goal of completing the community plans by December 1, 1989. The areas designated shall be those where commercial use is concentrated or should be concentrated. They shall be areas served, or easily served, by transit systems, which have adequate highway access, employees working in the area, and which otherwise qualify as areas suitable for continued or increased levels of commercial activity. Some areas, because of their existing and proposed development patterns, may incorporate more than commercial use classifications.</p> <p>Implemented through community plans and Code of Ordinances Chapters 31 through 38.</p>		<p>updates would be in compliance with applicable TRPA standards for community plans.</p>
<p>Land Use Goal 3: All new development shall conform to the coefficients of allowable land coverage as set forth in "The Land Capability Classification of the Lake Tahoe Basin, California-Nevada, a Guide for Planning, Bailey, 1974."</p> <p>Implemented through the Water Quality Management Plan for the Lake Tahoe Region and the Code of Ordinances Chapter 20.</p>	<p>Yes, with Mitigation</p>	<p>Proposed General Plan Update Table LU-2 identifies land coverage standards that would conflict with the current allowable coverage requirements. Implementation of Mitigation Measure MM 4.1.2 would ensure that development provisions of the proposed General Plan Update that currently conflict with the 1987 Regional Plan and associated programs and regulations (e.g., Water Quality Management Plan for the Lake Tahoe Region and the Code of Ordinances) not be implemented until the Regional Plan is updated and the General Plan is determined to be consistent with the new Regional Plan and TRPA Environmental Threshold Carrying Capacities.</p>
<p>Land Use Goal 4: Provide to the greatest possible extent, within the constraints of the environmental threshold carrying capacities, a distribution of land use that ensures the social, environmental, and economic well-being of the region.</p>	<p>Yes, with Mitigation</p>	<p>The proposed General Plan Update would promote the revitalization and concentration of development within existing developed areas along US 50 and SR 89, while providing for the protection and expansion of open space stream environment zones (SEZs). This would include the provision of additional commercial floor area to improve the economic conditions of the City.</p> <p>Implementation of Mitigation Measure MM 4.1.2 would ensure that development provisions of the proposed General Plan Update that currently conflict with the 1987 Regional Plan and associated programs and regulations (e.g., Water Quality Management Plan for the Lake Tahoe Region and the Code of Ordinances) not be</p>

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		implemented until the Regional Plan is updated and the General Plan is determined to be consistent with the new Regional Plan and TRPA Environmental Threshold Carrying Capacities.
<p>Land Use Element, Natural Hazards Goal 1: Risks from natural hazards (e.g., flood, fire, avalanche, earthquake) will be minimized.</p> <p>Policy 1: Development shall be regulated in identified avalanche or mass instability hazard areas.</p>	Yes	Draft EIR sections 4.3 (Hazards), 4.7 (Hydrology and Water Quality), 4.8 (Geology, Soils, and Land Capability and Coverage), and 4.11 (Public Services) identify that the proposed General Plan Update would not expose development to substantial hazards.
<p>Land Use Element, Natural Hazards Goal 1, Policy 3: Inform residents and visitors of the wildfire hazard associated with occupancy in the Basin. Encourage use of fire resistant materials and fire preventative techniques when constructing structures, especially in the highest fire hazard areas. Manage forest fuels to be consistent with state laws and other goals and policies of this plan.</p>	Yes	The reader is referred to the analysis above for Land Use Element, Natural Hazards Goal 1 and Policy 1.
Housing and Socioeconomics		
<p>Land Use Element, Housing Goal 1: To the extent possible, affordable housing will be provided in suitable locations for the residents of the region.</p> <p>Housing Goal 1, Policy 1: Special incentives, such as bonus development, will be given to promote affordable or government-assisted housing for lower income households (80 percent of respective county's median income) and for very low income households (50 percent of respective county's median income). Each county's median income will be determined according to the income limits published annually by the Department of Housing and Urban Development.</p> <p>Housing Goal 1, Policy 2: Local governments will be encouraged to assume their "fair share" of the responsibility to provide lower and very low income housing.</p> <p>Housing Goal 1, Policy 3: Facilities shall be designed and occupied in accordance with local, regional, state and federal standards for the assistance of households with low and very low incomes. Such housing units shall be made available for rental or sale at a cost to such persons that would not exceed the recommended state and federal standards.</p> <p>Housing Goal 1, Policy 4: Affordable or government assisted housing for lower income households should be located in close proximity to employment centers, government services, and</p>	Yes	The proposed General Plan Update and the City's Housing Element provide opportunities and incentives for affordable and market rate housing units as part of future development.

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transit facilities, such housing must be compatible with the scale and density of the surrounding neighborhood.		
<p>Land Use Element, Housing Goal 2: To the extent feasible, without compromising the growth management provisions of the Regional Plan, the attainment of threshold goals, and affordable incentive programs, moderate income housing will be encouraged in suitable locations for the residents in the region.</p> <p>Housing Goal 2, Policy 1: Special incentives, such as bonus development units, will be made available to promote housing for moderate income households (120 percent of respective county's median income). Such incentives shall be made available within jurisdictions that develop housing programs that are substantially consistent with and complementary to the Regional Plan.</p> <p>Housing Goal 2, Policy 2: Residential units developed using moderate income housing incentives shall be used to provide housing for full-time residents of the Tahoe Basin. Such units shall not be used for vacation rental purposes.</p> <p>Housing Goal 2, Policy 3: Residential units developed using moderate income housing incentives shall remain permanently within the program.</p>	Yes	The proposed General Plan Update and the City's Housing Element provide opportunities and incentives for affordable and market rate housing units as part of future development.
Transportation and Circulation		
Regional Transportation Goal 2: It is the goal of the Regional Transportation Plan to attain and maintain the Environmental Threshold Carrying Capacities and federal, state, and local transportation standards.	No	The proposed General Plan Update in combination with anticipated development in the Tahoe Basin is expected to conflict with TRPA Threshold AQ-7 (Vehicle Miles Traveled) as identified under Impact 4.4.2 in Section 4.4 (Transportation and Circulation).
Regional Transportation Goal 3: It is the goal of the Regional Transportation Plan to establish a safe, efficient, and integrated transportation system which reduces reliance on the private automobile, provides for alternative modes of transportation, and serves the basic transportation needs of the citizens of the Tahoe Region, supports the economic base of the Region in the movement of goods and people, and minimizes adverse impacts on man and the environment.	Yes	The proposed General Plan Update Transportation and Circulation Element includes policy provisions for meeting City transportation needs, while promoting alternative modes of transportation.
Regional Transportation Objective 2 and Applicable Policies: Plan for and promote land use changes and development patterns which will encourage the use of alternative transportation	Yes	The proposed General Plan Update focuses on revitalization and redevelopment of existing developed areas along US 50 and SR 89 and the promotion of mixed use and dense development

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<p>modes and minimize impacts on the existing transportation system.</p> <p>A. Community Plans shall promote land use development patterns and designs which will increase the ability to use public transportation, waterborne, bicycle and pedestrian facilities.</p> <p>B. Community Plans shall promote the development of neighborhood commercial areas which will reduce travel distances.</p> <p>C. Development patterns shall provide for the in-fill of existing areas, making use of existing transportation facilities and promoting the use of alternative transportation modes.</p> <p>D. New, expanded or revised developments and land uses shall fully mitigate their regional and cumulative traffic impacts.</p> <p>E. Parking for residential usage shall meet TRPA standards and shall be provided on-site.</p> <p>F. Parking for non-residential uses shall be the minimum/maximum required to meet the demand for parking generated by the use, except as may be offset by reducing parking demand through parking management and trip reduction programs.</p> <p>G. Driveways shall be designed and sited to minimize impacts on public transportation, adjacent roadways and intersections, bicycle and pedestrian facilities.</p>		<p>patterns. The Transportation and Circulation Element includes policy provisions promoting alternative modes of transportation in combination with mixed use development.</p>
<p>Regional Transportation Objective 3 and Applicable Policies: Actively pursue programs that promote the use of mass transit as an alternative to the automobile.</p> <p>B. Public or private transit services shall be given preference in mitigating traffic and transportation related impacts due to new, expanded or revised development or land use activities.</p> <p>C. Transit facilities shall be provided which encourage the use of public transit services, with new or revised developments incorporating transit facilities into their designs or plans.</p> <p>G. Multi-modal transfer facilities shall be located in activity centers in both the North and South Shore areas.</p> <p>H. Transit shelters shall be provided at major transit stops.</p>	Yes	<p>The proposed General Plan Update Transportation and Circulation Element include policy provisions promoting alternative modes of transportation in combination with mixed use development.</p>
<p>Regional Transportation Objective 4 and Applicable Policies: Develop and encourage the use of pedestrian and bicycle facilities as a safe and viable alternative to automobile use.</p> <p>A. There shall be a high priority on constructing pedestrian and bicycle facilities in urbanized areas of the Region and where</p>	Yes	<p>The proposed General Plan Update Transportation and Circulation Element include policy provisions promoting improved and expanded pedestrian and bicycle facilities consistent with the TRPA 2006 Lake Tahoe Regional Bicycle and Pedestrian Master Plan.</p>

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<p>reductions in congestion will result.</p> <p>B. Pedestrian and bicycle facilities shall be constructed, or upgraded, and maintained along major travel routes.</p> <p>C. Where it is not feasible to construct or maintain Class I bicycle paths along the Region's major travel routes, Class II bicycle lanes should be provided on roadway shoulders.</p> <p>D. Bicycle racks or storage facilities shall be provided at non-residential developments, transit stops, and on transit vehicles.</p> <p>E. Bicycle and pedestrian linkages shall be provided between residential and non-residential areas.</p>		
<p>Regional Transportation Objective 7 and Applicable Policies: Limit improvements to the regional highway system to those necessary to meet the Goals and Policies of the Regional Plan.</p> <p>D. Local roadways connecting residential areas, and connecting residential areas with non-residential areas, may be constructed provided these roadways are designed to improve local circulation and will not induce through traffic.</p> <p>E. Roadway projects designed to correct hazardous roadway conditions shall be encouraged provided these projects are limited to needed safety improvements.</p> <p>F. Level of service (LOS) criteria for the Region's highway system and signalized intersections during peak periods shall be:</p> <ul style="list-style-type: none"> • Level of service "C" on rural recreational/scenic roads. • Level of service "D" on rural developed area roads. • Level of service "D" on urban developed area roads. • Level of service "D" for signalized intersections. • Level of service "E" may be acceptable during peak periods in urban areas, not to exceed four hours per day. 	Yes	The proposed General Plan Update does not propose any major roadway improvements. As identified under Impact 4.4.1 in Section 4.4 (Transportation and Circulation), the proposed General Plan Update future traffic conditions would be consistent with these level of service standards.
Noise		
<p>Land Use Element, Noise Goal 1: Single event noise standards shall be attained and maintained.</p> <p>Noise Goal 1, Policy 6: The Plan will permit uses only if they are consistent with the noise standards. Sound proofing practices may be required on all structures containing uses that would otherwise adversely impact the prescribed noise levels.</p>	Yes, with Mitigation	The proposed General Plan Update Health and Safety Element includes noise policies and standards that are generally consistent with TRPA noise standards. As identified in Impact 4.6.3 in Section 4.6 (Noise), future noise levels along Planning Area roadways would not violate TRPA Noise Threshold N-3.
Hydrology and Water Quality		

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<p>Land Use Element, Water Quality Goal 1: Reduce loads of sediment and algal nutrients to Lake Tahoe; meet sediment and nutrient objectives for tributary streams, surface runoff, and sub-surface runoff, and restore 80 percent of the disturbed lands.</p> <p>Policy 3: Application of BMPs to projects shall be required as a condition of approval for all projects.</p>	Yes, with Mitigation	As identified under Impact 4.7.3 and 4.7.4, the City addresses construction and operational water quality consistent with state, regional and TRPA requirements. The proposed General Plan Update includes policy provisions to further address water quality. Implementation of Mitigation Measure MM 4.7.4 would ensure that drainage and water quality control features are adequately maintained to ensure proper operation to protect water quality.
<p>Land Use Element, Water Quality Goal 1, Policy 4: Restore at least 80 percent of the disturbed lands within the Region.</p>	Yes	The proposed General Plan Update supports this provision of the Regional Plan through policies NCR-2.9, NCR-3.1, NCR-3.6, NCR-3.10, ROS-2.2, ROS-2.8 and ROS-2.11.
<p>Land Use Element, Water Quality Goal 1, Policy 5: Units of local government, state transportation departments, and other implementing agencies shall restore 25 percent of the SEZ lands that have been disturbed, developed, or subdivided in accordance with the capital improvements program (Part II).</p>	Yes	The proposed General Plan Update supports this provision of the Regional Plan through policies NCR-2.9, NCR-3.1, NCR-3.6, NCR-3.10, ROS-2.2, ROS-2.8 and ROS-2.11.
<p>Land Use Element, Water Quality Goal 1, Policy 8: Transportation and air quality measures aimed at reducing airborne emissions of oxides of nitrogen in the Tahoe Basin shall be carried out.</p>	Yes, with Mitigation	Impact 4.5.1 and 4.5.2 in Section 4.5 (Air Quality and Climate Change) identify proposed General Plan Update policy provisions that are intended to reduce air pollutant emissions. Implementation of mitigation measures MM 4.5.1 and MM 4.5.2 would also assist in this effort.
Geology, Soils and Land Capability and Coverage		
<p>Conservation Element, Soils Goal 1: Minimize soil erosion and the loss of soil productivity.</p> <p>Policy 1: Allowable impervious land coverage shall be consistent with the threshold for impervious land coverage.</p> <p>Implemented through the Water Quality Management Plan for the Lake Tahoe Region and the Code of Ordinances Chapter 20.</p>	Yes, With Mitigation	Proposed General Plan Update Table LU-2 identifies land coverage standards that would conflict with the current allowable coverage requirements. Implementation of Mitigation Measure MM 4.1.2 would ensure that development provisions of the proposed General Plan Update that currently conflict with the 1987 Regional Plan and associated programs and regulations (e.g., Water Quality Management Plan for the Lake Tahoe Region and the Code of Ordinances) not be implemented until the Regional Plan is updated and the General Plan is determined to be consistent with the new Regional Plan and TRPA Environmental Threshold Carrying Capacities.
<p>Conservation Element, Soils Goal 1, Policy 7: All existing natural functioning SEZs shall be retained as such and disturbed SEZs shall be restored whenever possible.</p>	Yes	The proposed General Plan Update supports this provision of the Regional Plan through policies NCR-2.9, NCR-3.1, NCR-3.6, NCR-3.10, ROS-2.2, ROS-2.8, ROS-2.9, ROS-2.10, and ROS-2.11.
Biological Resources		
<p>Vegetation Goal 1: Provide for a wide mix and</p>	Yes	As identified in Section 4.9 (Biological

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<p>increased diversity of plant communities in the Tahoe Basin.</p> <p>Policy 5: Permanent disturbance or unnecessary alteration of natural vegetation associated with development activities shall not exceed the approved boundaries (or footprints) of the building, driveway, or parking structures, or that which is necessary to reduce the risk of fire or erosion.</p>		Resources) areas expected to be developed are in existing developed areas consisting of urban-altered Jeffrey pine forest, developed land, roadside, or disturbed land.
<p>Vegetation Goal 2: Provide for the maintenance and restoration of such unique ecosystems as wetlands, meadows, and other riparian vegetation.</p> <p>Policy 1: Riparian plant communities shall be managed for the beneficial uses of passive recreation, groundwater recharge, and nutrient catchment and as wildlife habitats.</p>	Yes	The proposed General Plan Update supports this provision of the Regional Plan through policies NCR-2.9, NCR-3.1, NCR-3.6, NCR-3.10, ROS-2.2, ROS-2.8, ROS-2.9, ROS-2.10, and ROS-2.11.
<p>Vegetation Goal 2, Policy 2: Riparian plant communities shall be restored or expanded whenever and wherever possible.</p>	Yes	See analysis above under Vegetation Goal 2, Policy 1.
<p>Vegetation Goal 3: Conserve threatened, endangered, and sensitive plant species and uncommon plant communities of the Lake Tahoe Basin.</p> <p>Policy 1: Uncommon plant communities shall be identified and protected for their natural values.</p>	Yes	As identified in Section 4.9 (Biological Resources) areas expected to be developed are in existing developed areas consisting of urban-altered Jeffrey pine forest, developed land, roadside, or disturbed land and is not known to threatened, endangered and sensitive plant communities. The proposed General Plan Update includes policy provisions to protect threatened, endangered and sensitive plant communities.
<p>Vegetation Goal 3, Policy 2: The population sites and critical habitat of all sensitive plant species in the Lake Tahoe Basin shall be identified and preserved.</p>	Yes	See analysis above for Vegetation Goal 3, Policy 1.
<p>Wildlife Goal 1: Maintain suitable habitats for all indigenous species of wildlife without preference to game or non-game species through maintenance of habitat diversity.</p> <p>Policy 1: All proposed actions shall consider impacts to wildlife.</p>	Yes	As identified in Section 4.9 (Biological Resources) areas expected to be developed are in existing developed areas consisting of urban-altered Jeffrey pine forest, developed land, roadside, or disturbed land. The proposed General Plan Update includes policy provisions to protect threatened, endangered and sensitive wildlife.
<p>Wildlife Goal 1, Policy 2: Riparian vegetation shall be protected and managed for wildlife.</p>	Yes	See analysis above under Vegetation Goal 1, Policy 5 and Goal 2, Policy 1.
<p>Wildlife Goal 2: Preserve, enhance, and, where feasible, expand habitats essential for threatened, endangered, rare, or sensitive species found in the basin.</p> <p>Policy 1: Endangered, threatened, rare, and special interest species shall be protected and buffered against conflicting land uses.</p>	Yes	See analysis above under Vegetation Goal 1, Policy 5 and Goal 2, Policy 1.
<p>Fisheries Goal 1: Improve aquatic habitat</p>	Yes	The proposed General Plan Update supports this

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essential for the growth, reproduction, and perpetuation of existing and threatened fish resources in the Lake Tahoe Basin. Policy 1: Development proposals affecting streams, lakes, and adjacent lands shall evaluate impacts to the fishery.		provision of the Regional Plan through policies NCR-2.9, NCR-3.1, NCR-3.6, NCR-3.10, ROS-2.2, ROS-2.8, ROS-2.9, ROS-2.10, and ROS-2.11.
Stream Environment Zone Goal 1: Provide for the long-term preservation and restoration of stream environment zones (SEZ). Policy 1: Restore all disturbed SEZ lands in undeveloped, unsubdivided lands and restore 25 percent of the SEZ lands that have been disturbed, developed, or subdivided.	Yes	The proposed General Plan Update supports this provision of the Regional Plan through policies NCR-2.9, NCR-3.1, NCR-3.6, NCR-3.10, ROS-2.2, ROS-2.8, ROS-2.9, ROS-2.10, and ROS-2.11.
Stream Environment Zone Goal 1, Policy 2: SEZ lands shall be protected and managed for their natural values.	Yes	The proposed General Plan Update supports this provision of the Regional Plan through policies NCR-2.9, NCR-3.1, NCR-3.6, NCR-3.10, ROS-2.2, ROS-2.8, ROS-2.9, ROS-2.10, and ROS-2.11.
Stream Environment Zone Goal 1, Policy 5: No new land coverage or other permanent land disturbance shall be permitted in SEZs except for those uses as noted in A, B, C, D, and E under this policy in the general plan.	Yes	The proposed General Plan Update supports this provision of the Regional Plan through policies NCR-2.9, NCR-3.1, NCR-3.6, NCR-3.10, ROS-2.2, ROS-2.8, ROS-2.9, ROS-2.10, and ROS-2.11.
Open Space Goal 1: Manage areas of open space to promote conservation of vegetation and protection of watersheds.	Yes	The proposed General Plan Update supports this provision of the Regional Plan through policies NCR-2.9, NCR-3.1, NCR-3.6, NCR-3.10, ROS-2.2, ROS-2.8, ROS-2.9, ROS-2.10, and ROS-2.11.
Cultural and Paleontological Resources		
Cultural Goal 1: Identify and preserve sites of historical, cultural, and architectural significance within the Region. Policy 1: Historical or culturally significant landmarks in the Basin shall be identified and protected from indiscriminate damage or alteration.	Yes, with Mitigation	As described in Section 4.10 (Cultural Resources) known significant cultural resource sites have been identified in the Planning Area. Implementation of mitigation measures MM 4.10.2a and b would ensure that discovered cultural resources are adequately protected.
Public Services and Utilities		
Public Services and Facilities Element Goal 2: Consider the existence of adequate and reliable public services and facilities in approving new development under the plan.	Yes	As identified in Section 4.11 (Public Services and Section 4.12 (Utilities and Service Systems), there are adequate public services and utilities to serve new development under the proposed General Plan Update.
Public Services and Facilities Element Goal 2, Policy 3: No additional development requiring water shall be allowed in any area unless there exists adequate storage and distribution systems to deliver an adequate quantity and quality of water for domestic consumption and fire protection.	Yes	As identified in Section 4.11 (Public Services and Section 4.12 (Utilities and Service Systems), there are adequate public services and utilities to serve new development under the proposed General Plan Update.
Public Services and Facilities Element Goal 4: To ensure protection of the public health, safety	Yes	As identified in Section 4.11 (Public Services and Section 4.12 (Utilities and Service Systems),

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<p>and general welfare of the region, educational and public safety services should be sized to be consistent with projected growth levels in this plan.</p> <p>Policy 1: The impact on educational and public safety services shall be considered when reviewing projects and plan amendments proposed within the region. To the extent feasible, adverse impacts should be mitigated as part of the review process.</p>		<p>there are adequate public services and utilities to serve new development under the proposed General Plan Update.</p>
Scenic Resources		
<p>Land Use Element, Community Design Goal 1: Insure preservation and enhancement of the natural features of the region, provide public access to scenic views, and enhance the quality of the built environment.</p> <p>Community Design Goal 1, Policy 1: The scenic quality ratings established by the environmental thresholds shall be maintained or improved.</p> <p>Community Design Goal 1, Policy 2: Restoration programs based on incentives will be implemented in those areas designated in need of scenic restoration to achieve the recommended rating.</p> <p>Implemented through the Scenic Quality Improvement Program and the Code of Ordinances Chapter 22 (Height Standards) and 30 (Design Standards).</p>	<p>Yes, with Mitigation</p>	<p>While the proposed General Plan Update is expected to result in higher-density development, it also include specific provisions for the protection and restoration of impacted SEZs and habitat and land use design provisions in the Land Use Element would improve the scenic character of the City (including improvement of TRPA roadway units 1 [Tahoe Valley], 32 [Casino Area], 33 [The Strip], 35 [Al Tahoe]. 36 [Airport Area], and 45 [Pioneer Trail North]). However, it is noted that the proposed height standard in General Plan Update Table LU-2 would exceed TRPA Code of Ordinance standards set forth in Chapter 22.</p> <p>Implementation of mitigation measures MM 4.1.2, MM 4.13.1a through c, MM 4.13.4 would ensure adequate protections for scenic values in the Planning Area.</p>
<p>Land Use Element, Community Design Goal 2: Regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.</p> <p>Community Design Goal 2, Policy 1: Regional design review shall include the following to be used in evaluating projects throughout the region. This review may entail additional requirements or special requirements not listed below (the reader is referred to the Regional Plan for the Lake Tahoe Basin, Goals and Policies page II-48 for the list of criteria).</p>	<p>Yes, with Mitigation</p>	<p>See analysis above for Land Use Element, Community Design Goal 1.</p>
<p>Conservation Element, Scenic Goal 1: Maintain and restore the scenic qualities of the natural appearing landscape.</p> <p>Scenic Goal 1, Policy 1: All proposed development shall examine impacts to the identified landscape views from roadways, bikepaths, public recreation areas and Lake</p>	<p>Yes, with Mitigation</p>	<p>See analysis above for Land Use Element, Community Design Goal 1.</p>

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<p>Tahoe.</p> <p>Scenic Goal 1, Policy 2: Any development proposed in areas targeted for scenic restoration or within a unit highly sensitive to change shall demonstrate the effect of the project on the 1982 Travel Route Rating of the Scenic Thresholds.</p> <p>Scenic Goal 1, Policy 3: The factors or conditions that contribute to scenic degradation in identified areas need to be recognized and appropriately considered in restoration programs to improve scenic quality.</p>		
Recreation		
Developed Recreation Goal 1: Provide a fair share of the total basin capacity for outdoor recreation.	Yes	The proposed General Plan Update Recreation and Open Space Element includes policy provisions for the improvement of recreation and park facilities in the City.
Developed Recreation Goal 2: Provide for the appropriate type, location, and rate of development of outdoor recreational uses.	Yes	See the analysis above under Developed Recreation Goal 1.
Developed Recreation Goal 2, Policy 2: Bike Trails shall be expanded to provide alternatives for travel in conjunction with transportation systems.	Yes	As shown in Figure 3.0-5, the proposed General Plan Update Transportation and Circulation Element includes policy provisions for the improvement of pedestrian and bicycle facilities in the City.
Urban Recreation Goal 1: Provide sufficient capacity for local-oriented forms of outdoor and indoor recreation in urban areas.	Yes	See the analysis above under Developed Recreation Goal 1.

TRPA ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES

Table 4.15-2 provides an analysis of TRPA Environmental Threshold Carrying Capacities and whether the proposed General Plan Update would conflict with attainment of these thresholds. This analysis is based on the technical analysis provided in Sections 4.1 through 4.14 of the Draft EIR.

**TABLE 4.15-2
TRPA ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES ANALYSIS**

Environment Threshold	Conflict with Attainment	Analysis
Air Quality/Transportation		
AQ-1 Carbon Monoxide: 8-hour average of 6 parts per million [ppm] and 1-hour average of 20 ppm.	No Conflict	Based on the analysis provided in Impact 4.5.3 in Section 4.5 (Air Quality and Climate Change), the proposed General Plan Update would not result in traffic conditions that would TRPA carbon monoxide concentrations.
AQ-2 Ozone: No exceedance of applicable federal, state, and TRPA standards. The most restrictive standards are the TRPA 1- hour average	No Conflict, With Mitigation	Based on the analysis provided in Impact 4.5.1 and 4.5.2 in Section 4.5 (Air Quality and Climate Change), the proposed General Plan Update

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Environment Threshold	Conflict with Attainment	Analysis
of 0.08 ppm and California's 8-hr standard of 0.070 ppm.		would result in increased in ozone emissions. Implementation of mitigation measures MM 4.5.1 and MM 4.5.2 would ensure that subsequent development complies with TRPA's Traffic and Air Quality Mitigation Program.
AQ-3 Particulate Matter: No exceedances of applicable federal or state 24-hour or annual PM ₁₀ concentrations.	No Conflict, With Mitigation	Based on the analysis provided in Impact 4.5.1 and 4.5.2 in Section 4.5 (Air Quality and Climate Change), the proposed General Plan Update would result in increased in particulate matter emissions. Implementation of mitigation measures MM 4.5.1 and MM 4.5.2 would ensure that subsequent development complies with TRPA's Traffic and Air Quality Mitigation Program as well as prohibit wood-burning devices in new residential units.
AQ-4 Visibility: Regional Visibility - Achieve an extinction coefficient of 25 Mm ⁻¹ at least 50 percent of the year and 34 Mm ⁻¹ at least 90 percent of the year from aerosol species concentrations measured at the Bliss State Park monitoring site. Subregional Visibility - Achieve an extinction coefficient of 50 Mm ⁻¹ at least 50 percent of year and 125 Mm ⁻¹ at least 90 percent of year as calculated from aerosol species concentrations measured at the South Lake Tahoe monitoring site. The standard is based on visibility from 1991–1993 and the understanding that certain gaseous pollutants and fine particulate (PM _{2.5}) reduce visibility, and water vapor interferes with other visibility measurements. Calculations will be made on 3-year running periods using the existing 1991–1993 monitoring data as the performance standards to be met or exceeded.	No Conflict, With Mitigation	The proposed General Plan Update would not include substantial sources of stationary mobile source emissions that could impact visibility. Implementation of mitigation measures MM 4.5.1 and MM 4.5.2 would ensure that subsequent development complies with TRPA's Traffic and Air Quality Mitigation Program as well as prohibit wood-burning devices in new residential units.
AQ-5 US 50 Traffic Volume: There shall be a 7 percent reduction in traffic volume on the US 50 corridor from the 1981 values. The standard uses the average traffic volume from 4 p.m. to midnight from November through February.	No Conflict	A reduction of 7 percent below 1981 values is the requirement, and the 2006 Threshold Evaluation indicated a 17.7 percent reduction has occurred. The summer PM peak-hour volume forecasts indicate a 10.9 percent increase over existing conditions for the proposed General Plan Update (total volume entering Park Ave / US 50). The TRPA TransCAD model is for a busy summer day only, and there is no available way to forecast winter Saturday evening traffic volumes. It is not the case that the winter evening traffic volume impacts of the proposed General Plan Update would have the same percentage increase as the summer volume impacts. A relatively small proportion of the proposed General Plan Update land use increases would occur in the Stateline area, as it focuses more on increased commercial and residential uses to the west of Stateline. Little of

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Environment Threshold	Conflict with Attainment	Analysis
		the traffic pattern on a Saturday end-of-ski-day period associated with new land use growth in proposed General Plan Update would be through the Stateline area. The proposed General Plan Update does not include any expansion of ski area uses that could potentially significantly add to winter end-of-ski-day traffic volumes in the Stateline area. It is estimated that the traffic volume growth in the winter Saturday 4PM to Midnight period would be roughly half and no more than 2/3 of the impact in the summer PM peak-hour. Factoring these proportions presented above by 2/3 and comparing the results with the 10.7 percent "headroom" based on the 2006 Threshold Evaluation, none of the alternatives would exceed the AQ-5 threshold.
AQ-6 Wood Smoke: Annual emissions from wood smoke shall be reduced 15 percent from 1981 levels.	No Conflict, With Mitigation	Based on the analysis provided in Impact 4.5.1 and 4.5.2 in Section 4.5 (Air Quality and Climate Change), the proposed General Plan Update would result in increased in particulate matter emissions. Implementation of mitigation measures MM 4.5.1 and MM 4.5.2 would ensure that subsequent development complies with TRPA's Traffic and Air Quality Mitigation Program as well as prohibit wood-burning devices in new residential units.
AQ-7 Vehicle Miles Traveled: Vehicle miles traveled (VMT) shall be reduced 10 percent below the 1981 levels.	Conflict	As identified in Impact 4.4.2 in Section 4.4 (Transportation and Circulation), the proposed General Plan Update would contribute (along with other development in the Tahoe Basin) in an increase in vehicle miles traveled by approximately 8 to 9 percent.
AQ-8 Atmospheric Nutrient Loading: Dissolved inorganic nitrogen (DIN) load on Lake Tahoe from atmospheric sources shall be reduced by approximately 20 percent of the 1973-1981 annual average.	Unknown	Based on the analysis provided in Impact 4.5.1 and 4.5.2 in Section 4.5 (Air Quality and Climate Change), the proposed General Plan Update would result in increased in air pollutant emissions. Implementation of mitigation measures MM 4.5.1 and MM 4.5.2 would ensure that subsequent development complies with TRPA's Traffic and Air Quality Mitigation Program as well as prohibit wood-burning devices in new residential units.
Water Quality		
WQ-1 Littoral Lake Tahoe Standard: Decrease sediment load as required to attain turbidity values not to exceed 3 nephelometric turbidity units (NTU) in littoral Lake Tahoe. In addition, turbidity shall not exceed 1 NTU in shallow waters of Lake Tahoe not directly influenced by stream discharges.	No Conflict, With Mitigation	As identified in the analysis provided in Impact 4.7.3 and 4.7.4, implementation of the proposed General Plan Update in combination with existing state, regional and TRPA water quality requirements would ensure protection of water quality from future development. Mitigation measure MM 4.7.4 ensures that adequate operation and maintenance is provided for drainage and water quality control facilities.

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Environment Threshold	Conflict with Attainment	Analysis
WQ-2 Pelagic Lake Tahoe, Deep Water Clarity Standards: Average Secchi depth, December-March, shall not be less than 33.4 meters.	No Conflict, With Mitigation	As identified in the analysis provided in Impact 4.7.3 and 4.7.4, implementation of the proposed General Plan Update in combination with existing state, regional and TRPA water quality requirements would ensure protection of water quality from future development. Mitigation measure MM 4.7.4 ensures that adequate operation and maintenance is provided for drainage and water quality control facilities.
WQ-3 Pelagic Lake Tahoe, Phytoplankton Primary Productivity. Annual mean PPr shall not exceed 52 mgC/m ² .	No Conflict, With Mitigation	As identified in the analysis provided in Impact 4.7.3 and 4.7.4, implementation of the proposed General Plan Update in combination with existing state, regional and TRPA water quality requirements would ensure protection of water quality from future development. Mitigation measure MM 4.7.4 ensures that adequate operation and maintenance is provided for drainage and water quality control facilities.
WQ-4 Tributaries Standard: TRPA threshold numeric standard: Attain applicable state standards for concentrations of dissolved inorganic Nitrogen (DIN), dissolved phosphorus (DP), and dissolved iron. Attain a 90 th percentile value for suspended sediment concentration of 60 mg/L. Interpreted state standards: California: total nitrogen (0.15-0.22 mg/l), total phosphorus (0.010-0.030 mg/l), and total iron (0.015-0.03 mg/l), (annual average); Nevada: Lake Tahoe standards for soluble phosphorus not to exceed 0.007 mg/l (annual average); soluble inorganic nitrogen not to exceed 0.025 mg/l (annual average).	No Conflict, With Mitigation	As identified in the analysis provided in Impact 4.7.3 and 4.7.4, implementation of the proposed General Plan Update in combination with existing state, regional and TRPA water quality requirements would ensure protection of water quality from future development. Mitigation measure MM 4.7.4 ensures that adequate operation and maintenance is provided for drainage and water quality control facilities.
WQ-5 Stormwater Runoff, Surface Water Standard: Achieve 90 th percentile concentration value for DIN of 0.5 mg/L, for DP of 0.1 mg/L, and for dissolved iron of 0.5 mg/L in surface runoff directly discharged to a surface water body in the Basin. Achieve 90 th percentile concentration value for suspended sediment of 250 mg/L.	No Conflict, With Mitigation	As identified in the analysis provided in Impact 4.7.3 and 4.7.4, implementation of the proposed General Plan Update in combination with existing state, regional and TRPA water quality requirements would ensure protection of water quality from future development. Mitigation measure MM 4.7.4 ensures that adequate operation and maintenance is provided for drainage and water quality control facilities.
WQ-6 Stormwater Runoff, Land Infiltration to Protect Groundwater Standard. Surface runoff infiltration into the groundwater shall comply with the Uniform Regional Runoff Quality Guidelines as set forth in Table 4-12 of the Draft Environmental Threshold Carrying Capacity Study report, May 1982. These guidelines read: "Water infiltrated into soils should not contain excessive concentrations of nutrients which may not be effectively filtered out by soil vegetation. Maximum concentrations for constituents are: Total nitrogen (N) 5 mg/L, Total phosphate 1 mg/L, Iron 4 mg/L, Turbidity 200 NTU, Grease and oil 40 mg/L." Where there is a direct and	No Conflict, With Mitigation	As identified in the analysis provided in Impact 4.7.3, 4.7.4 and 4.7.5, implementation of the proposed General Plan Update in combination with existing state, regional and TRPA water quality requirements would ensure protection of water quality from future development. Mitigation measure MM 4.7.4 ensures that adequate operation and maintenance is provided for drainage and water quality control facilities.

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Environment Threshold	Conflict with Attainment	Analysis
immediate hydraulic connection between ground and surface waters, discharges to groundwater shall meet the guidelines for surface discharges, and the Uniform Regional Runoff Quality Guidelines shall be amended accordingly.		
WQ-7 Other Lakes Standard. Attain existing water quality standards.	Not Applicable	The proposed General Plan Update would not affect other lakes in the Tahoe Basin.
Soil Conservation		
SC-1 Land Coverage (Impervious Cover) Standard: Impervious cover shall comply with the Land Capability Classification of the Lake Tahoe Basin, California-Nevada, A Guide to Planning (Bailey 1974).	No Conflict, With Mitigation	Proposed General Plan Update Table LU-2 identifies land coverage standards that would conflict with the current allowable coverage requirements. Implementation of Mitigation Measure MM 4.1.2 would ensure that development provisions of the proposed General Plan Update that currently conflict with the 1987 Regional Plan and associated programs and regulations (e.g., Water Quality Management Plan for the Lake Tahoe Region and the Code of Ordinances) not be implemented until the Regional Plan is updated and the General Plan is determined to be consistent with the new Regional Plan and TRPA Environmental Threshold Carrying Capacities. It should be noted that the proposed General Plan Update would focus development in existing developed areas within the community plan areas where existing land coverage on several parcels is in excess of TRPA coverage standards.
SC-2 Stream Environment Zone Standard: Preserve existing naturally functioning SEZ lands in their natural hydrologic condition, restore all disturbed SEZ lands in undeveloped, unsubdivided lands, and restore 25 percent of the SEZ lands that have been identified as disturbed, developed or subdivide to attain a five (5) percent increase in the area of naturally functioning SEZ lands.	No Conflict	The proposed General Plan Update supports this provision of the Regional Plan through policies NCR-2.9, NCR-3.1, NCR-3.6, NCR-3.10, ROS-2.2, ROS-2.8, ROS-2.9, ROS-2.10, and ROS-2.11.
Vegetation		
V-1 Common Vegetation Threshold Standard: Increase plant and structural diversity of forest communities through appropriate management practices as measured by diversity indices of species richness, relative abundance, and pattern.	No Conflict	As identified in Section 4.9 (Biological Resources) areas expected to be developed are in existing developed areas consisting of urban-altered Jeffrey pine forest, developed land, roadside, or disturbed land.
V-2 Uncommon Plant Communities Threshold Standard: Provide for the nondegradation of the natural qualities of any plant community that is uncommon to the Region or of exceptional scientific, ecological, or scenic values. This threshold shall apply but not be limited to (1) the deep water plants of Lake Tahoe, (2) Grass Lake (sphagnum fen), (3) Osgood swamp, (4) the Freel Peak Cushion Plant community, (5) Hell Hole, (6) Upper Truckee Marsh, (7) Taylor Creek Marsh, and (8) Pope Marsh.	No Conflict	The proposed General Plan Update supports this provision of the Regional Plan through policies NCR-2.9, NCR-3.1, NCR-3.6, NCR-3.10, ROS-2.2, ROS-2.8, ROS-2.9, ROS-2.10, and ROS-2.11.

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Environment Threshold	Conflict with Attainment	Analysis
V-3 Sensitive Plants Threshold Standard: Maintain a minimum number of population sites for each of the five sensitive plant species.	No Conflict	As identified in Section 4.9 (Biological Resources) areas expected to be developed are in existing developed areas consisting of urban-altered Jeffrey pine forest, developed land, roadside, or disturbed land and is not known to threatened, endangered and sensitive plant communities. The proposed General Plan Update includes policy provisions to protect threatened, endangered and sensitive plant communities.
V-4 Late Seral/Old Growth Ecosystems Threshold Standard: Attain and maintain a minimum percentage of 55% by area of forested lands within the Tahoe Region in late seral or old growth condition, and distributed across elevation zones.	Not Applicable	The City does not contain any late seral or old growth forests.
Fisheries		
F-1 Lake Habitat Threshold Standard: A non-degradation standard shall apply to fish habitat in Lake Tahoe. Achieve the equivalent of 5,948 total acres of excellent habitat.	No Conflict	The proposed General Plan Update supports this provision of the Regional Plan through policies NCR-2.9, NCR-3.1, NCR-3.6, NCR-3.10, ROS-2.2, ROS-2.8, ROS-2.9, ROS-2.10, and ROS-2.11.
F-2 Steam Habitat Threshold Standard: Maintain 75 miles of excellent, 105 miles of good, and 38 miles of marginal stream habitat as indicated by the map on page 76 of the EIS for the Establishment of Environmental Thresholds (TPRA, 1983).	No Conflict	The proposed General Plan Update supports this provision of the Regional Plan through policies NCR-2.9, NCR-3.1, NCR-3.6, NCR-3.10, ROS-2.2, ROS-2.8, ROS-2.9, ROS-2.10, and ROS-2.11.
F-3 Instream Flows Threshold Standard: Until instream flow standards are established in the Regional Plan to protect fishery values, a non-degradation standard shall apply to instream flows.	No Conflict	The proposed General Plan Update supports this provision of the Regional Plan through policies NCR-2.9, NCR-3.1, NCR-3.6, NCR-3.10, ROS-2.2, ROS-2.8, ROS-2.9, ROS-2.10, and ROS-2.11.
F-4 Lahontan Cutthroat Trout Threshold Standard: It shall be the policy of the TRPA Governing Board to support, in response to justifiable evidence, state and federal efforts to reintroduce Lahontan cutthroat trout.	No Conflict	The proposed General Plan Update supports this provision of the Regional Plan through policies NCR-2.9, NCR-3.1, NCR-3.6, NCR-3.10, ROS-2.2, ROS-2.8, ROS-2.9, ROS-2.10, and ROS-2.11.
Wildlife		
W-1 Special Interest Species Threshold Standard: Provide a minimum number of population sites and minimum disturbance zone for identified species or species groups. Nest sites and perch sites shown on the TRPA Regional Plan Overlay Maps or in TRPA Geographic Information System shall not be physically disturbed, nor shall the habitat in the disturbance zone be manipulated in any manner, unless necessary to enhance the quality of the habitat (TPRA Code, Chapter 78, Subsection 78.3A).	No Conflict	As identified in Section 4.9 (Biological Resources) areas expected to be developed are in existing developed areas consisting of urban-altered Jeffrey pine forest, developed land, roadside, or disturbed land. The proposed General Plan Update includes policy provisions to protect threatened, endangered and sensitive wildlife.
W-2 Habitats of Special Significance Threshold Standard: A non-degradation standard shall apply	No Conflict	The proposed General Plan Update supports this provision of the Regional Plan through policies

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Environment Threshold	Conflict with Attainment	Analysis
to significant wildlife habitat consisting of deciduous trees, wetlands, and meadows while providing for opportunities to increase the acreage of such riparian associations.		NCR-2.9, NCR-3.1, NCR-3.6, NCR-3.10, ROS-2.2, ROS-2.8, ROS-2.9, ROS-2.10, and ROS-2.11.
Scenic Resources and Community Design		
SR-1 Roadway and Shoreline Travel Route Rating (TRR) Standard: Maintain or improve the 1982 TRRs published in the Threshold Study Report (TRPA, 1982). Restore scenic quality in roadway units rated 15 or below. Restore scenic quality in shoreline units rated 7 or below.	No Conflict, With Mitigation	<p>While the proposed General Plan Update is expected to result in higher-density development, it also includes specific provisions for the protection and restoration of impacted SEZs and habitat and land use design provisions in the Land Use Element would improve the scenic character of the City (including improvement of TRPA roadway units 1 [Tahoe Valley], 32 [Casino Area], 33 [The Strip], 35 [Al Tahoe]. 36 [Airport Area], and 45 [Pioneer Trail North]). However, it is noted that the proposed height standard in General Plan Update Table LU-2 would exceed TRPA Code of Ordinance standards set forth in Chapter 22.</p> <p>Implementation of mitigation measures MM 4.1.2, MM 4.13.1a through c, MM 4.13.4 would ensure adequate protections for scenic values in the Planning Area.</p>
SR-2 Roadway and Shoreline Resources Scenic Quality Rating (SQR) Standard: Maintain or improve the numerical rating assigned each unit, including the rating of the individual resources within each unit, as recorded in the Scenic Resources Inventory, and the Threshold Study Report (TRPA, 1982).	No Conflict, With Mitigation	<p>While the proposed General Plan Update is expected to result in higher-density development, it also includes specific provisions for the protection and restoration of impacted SEZs and habitat and land use design provisions in the Land Use Element would improve the scenic character of the City (including improvement of TRPA roadway units 1 [Tahoe Valley], 32 [Casino Area], 33 [The Strip], 35 [Al Tahoe]. 36 [Airport Area], and 45 [Pioneer Trail North]). However, it is noted that the proposed height standard in General Plan Update Table LU-2 would exceed TRPA Code of Ordinance standards set forth in Chapter 22.</p> <p>Implementation of mitigation measures MM 4.1.2, MM 4.13.1a through c, MM 4.13.4 would ensure adequate protections for scenic values in the Planning Area.</p>
SR-3 Bike Path and Outdoor Recreation Area Scenic Quality Rating (SQR) Standard: 1993 scenic quality rating of individual scenic resources visible from or within public recreation areas and bicycle trails.	No Conflict, With Mitigation	<p>While the proposed General Plan Update is expected to result in higher-density development, it also includes specific provisions for the protection and restoration of impacted SEZs and habitat and land use design provisions in the Land Use Element would improve the scenic character of the City (including improvement of TRPA roadway units 1 [Tahoe Valley], 32 [Casino Area], 33 [The Strip], 35 [Al Tahoe]. 36 [Airport Area], and 45 [Pioneer Trail North]). However, it is noted that the proposed</p>

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Environment Threshold	Conflict with Attainment	Analysis
		<p>height standard in General Plan Update Table LU-2 would exceed TRPA Code of Ordinance standards set forth in Chapter 22.</p> <p>Implementation of mitigation measures MM 4.1.2, MM 4.13.1a through c, MM 4.13.4 would ensure adequate protections for scenic values in the Planning Area.</p>
<p>SR-4 Community Design Standard: It shall be the policy of the TRPA Governing Board in development of the Regional Plan, in cooperation with local jurisdictions, to insure the height, bulk, texture, form, materials, colors, lighting, signing, and other design elements of new, remodeled and redeveloped buildings be compatible with the natural, scenic, and recreational values of the Region.</p>	<p>No Conflict, With Mitigation</p>	<p>While the proposed General Plan Update is expected to result in higher-density development, it also includes specific provisions for the protection and restoration of impacted SEZs and habitat and land use design provisions in the Land Use Element would improve the scenic character of the City (including improvement of TRPA roadway units 1 [Tahoe Valley], 32 [Casino Area], 33 [The Strip], 35 [Al Tahoe], 36 [Airport Area], and 45 [Pioneer Trail North]). However, it is noted that the proposed height standard in General Plan Update Table LU-2 would exceed TRPA Code of Ordinance standards set forth in Chapter 22.</p> <p>Implementation of mitigation measures MM 4.1.2, MM 4.13.1a through c, MM 4.13.4 would ensure adequate protections for scenic values in the Planning Area.</p>
Noise		
<p>N-1 Single Event Aircraft Noise: See Table 4.6-1 for single event noise standards.</p>	<p>No Conflict</p>	<p>The proposed General Plan Update Health and Safety Element includes noise policies and standards that are generally consistent with TRPA noise standards.</p>
<p>N-2 Single Noise Event Other: See Table 4.6-1 for single event noise standards.</p>	<p>No Conflict</p>	<p>The proposed General Plan Update Health and Safety Element includes noise policies and standards that are generally consistent with TRPA noise standards.</p>
<p>N-3 CNEL: See Table 4.6-2 for CNEL noise standards.</p>	<p>No Conflict</p>	<p>The proposed General Plan Update Health and Safety Element includes noise policies and standards that are generally consistent with TRPA CNEL noise standards. As identified in Impact 4.6.3 in Section 4.6 (Noise), future noise levels along Planning Area roadways would not violate Threshold N-3.</p>
Recreation		
<p>R-1 High Quality Recreational Experience; Additional Access to Undeveloped Lands Standard: It shall be the policy of the TRPA Governing Body in development of the Regional Plan to preserve and enhance the high quality recreational experience, including preservation of high quality undeveloped shorezone and other natural areas. In developing the Regional Plan,</p>	<p>No Conflict</p>	<p>The proposed General Plan Update Recreation and Open Space Element includes policy provisions for the improvement of recreation and park facilities in the City.</p>

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Environment Threshold	Conflict with Attainment	Analysis
the staff and Governing Body shall consider provisions for additional access, where lawful and feasible to the shorezone and high quality undeveloped areas for low density recreation use.		
R-2 Outdoor Recreation Capacity Available to the General Public Standard: It shall be the policy of the TRPA Governing Body in development of the Regional Plan to establish and insure a fair share of the total Basin capacity for outdoor recreation is available to the general public.	No Conflict	The proposed General Plan Update Recreation and Open Space Element includes policy provisions for the improvement of recreation and park facilities in the City.