
2.0 EXECUTIVE SUMMARY

This section provides an overview of the proposed City of South Lake Tahoe General Plan Update and its environmental analysis. For additional detail regarding specific issues, please consult the appropriate section (4.1 through 4.14) of the Draft EIR.

2.1 PURPOSE AND SCOPE OF THE FINAL ENVIRONMENTAL IMPACT REPORT

This Final Environmental Impact Report (Final EIR), which consists of the Draft EIR and comments and responses to comments as well as minor revisions made in this document, provides a reasonably thorough analysis of the potential environmental effects associated with the implementation of the proposed General Plan Update, pursuant to the California Environmental Quality Act (CEQA).

This Final EIR analysis focuses on potential environmental impacts that could arise from implementation of the proposed General Plan Update through development of the land uses within the Planning Area, as regulated and guided by General Plan policies and actions. The EIR adopts this approach in order to provide a credible worst-case scenario of the impacts resulting from project implementation.

2.2 PROJECT CHARACTERISTICS

The proposed project is the adoption and implementation of an updated General Plan for the City of South Lake Tahoe. The updated City of South Lake Tahoe General Plan would replace the existing General Plan, which was adopted in 1999, and is consistent with the Tahoe Regional Planning Agency's (TRPA) 1987 Regional Plan. The proposed General Plan Update was developed over a two-year period through an extensive outreach process that engaged residents, businesses, stakeholders, and decision-makers. The proposed General Plan Update is based on the foundation of the City's Smart Growth Principles and is intended to be consistent with the intent and general approach of the TRPA Regional Plan update process.

The proposed City of South Lake Tahoe General Plan Update comprises a Land Use Diagram and a policy document that contains ten elements. Each of the elements identifies goals and associated policies and action items. State law requires that general plans address seven topics: land use, circulation, housing, conservation, open space, noise, and safety. The proposed General Plan Update covers each of these topics except housing, plus several additional issues, for a total of ten elements. The updated Housing Element was adopted by the City on December 9, 2008, and is not part of this update.

2.3 PROJECT ALTERNATIVES SUMMARY

State CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project that could feasibly attain the basic objectives of the project and avoid and/or lessen the environmental effects of the project. Further, CEQA Guidelines Section 15126.6(e) requires that a "no project" alternative be evaluated in an EIR. The Draft EIR evaluates the following alternatives:

- **Alternative 1a – Base Case Scenario Alternative (No Project Alternative).** Alternative 1a assumes the continuation of South Lake Tahoe's existing 1999 General Plan. Under this alternative, there would be no change to the City's current planning and regulatory system. It assumes that TRPA would continue to allocate development commodities at the same rate and using the same system as established under the 1987 Regional Plan, but no additional development commodities beyond what are currently provided for in the 1987 Regional Plan and associated TRPA Code of Ordinance would be allocated.

2.0 EXECUTIVE SUMMARY

Additionally, this alternative assumes no new annexations would occur during the 20-year General Plan time frame. There would be no changes to the existing roadways, transit system, or parking requirements.

- **Alternative 1b – Existing General Plan with New TRPA Allocations Alternative.** Similar to Alternative 1a, Alternative 1b assumes the continuation of South Lake Tahoe’s existing 1999 General Plan. However, this alternative also assumes that TRPA would proceed with adoption of a Regional Plan Update and would provide new development allocations to the City. There would be no changes to the existing roadways, transit system, or parking requirements.
- **Alternative 2 – Transect Zoning System Alternative.** This alternative reflects TRPA’s Transect Model proposed in the Regional Plan Update (TRPA Alternative 2) as applied to South Lake Tahoe. It assumes that the City and TRPA would establish a Transect Zoning System in which the majority of development is concentrated in two nodes: Tahoe Valley and Stateline. Additionally, minor growth could occur within the three existing community plan areas (South Y Industrial Tract, Bijou/Al Tahoe, and Stateline/Ski Run) and in the proposed Tahoe Valley Community Plan area. Little to no growth would occur in other areas of the city.

Alternative 2 would lead to a further shift in the transportation and circulation system in which transit-oriented design features (e.g., mixed-use development, consolidated parking) would be required to encourage non-auto-oriented travel within the two nodes. All other aspects of the General Plan Update policy document (i.e., policy provisions and development standards provided in Table LU-2) that would guide this alternative would remain as currently identified in the proposed General Plan Update.

2.4 AREAS OF CONTROVERSY

The City of South Lake Tahoe was identified as the lead agency for the proposed project. In accordance with Section 15082 of the State CEQA Guidelines, the City of South Lake Tahoe prepared and distributed a Notice of Preparation (NOP) and Initial Study (IS) for the City of South Lake Tahoe General Plan Update that was circulated for public review on September 16, 2009 (SCH2009092049). The NOP and IS included a summary of probable effects on the environment from the implementation of the project. Written comments received in response to the NOP were considered in the preparation of the Draft EIR. The issues raised in the NOP response letters included:

- Consistency and timing of the proposed General Plan Update with proposed Regional Plan Update and Tahoe Valley Community Plan
- Reductions in vehicle miles traveled and traffic congestion
- Public transit and bicycle/pedestrian facilities
- Commercial floor area (CFA) allocations and distribution
- Land coverage and development right incentive programs
- Future annexations
- Park development on residential infill parcels

- Demand for and provision of recreational facilities
- Airport expansion and associated environmental effects
- Population growth and associated environmental effects
- Historical and cultural resource protection
- Affordable housing
- Climate change
- Light pollution
- Storm drainage treatment
- Water quality and implementation of the Lake Tahoe Total Maximum Daily Load (TMDL)
- Flooding hazards
- Water supply and groundwater protection
- Snow removal

The complete text of the NOP and NOP comments are included as Appendix A to the Draft EIR.

2.5 SUMMARY OF ENVIRONMENTAL IMPACTS

Table 2.0-1 displays a summary of impacts for the proposed General Plan Update and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance is indicated both before and after the implementation of each mitigation measure.

For detailed discussions of all mitigation measures and of proposed General Plan policies and action items that would provide mitigation for each type of environmental impact addressed in this Draft EIR, refer to the appropriate environmental topic section (i.e., Sections 4.1 through 4.14).

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
EXECUTIVE SUMMARY**

Impact	Proposed General Plan Update Policy and Action Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance	
4.1 Land Use					
Impact 4.1.1	Implementation of the proposed 2030 General Plan Update would not result in the division of an existing community nor would it result in land use compatibility issues. No impact would occur.	Policy LU-1.1, Policy LU-3.1, Policy LU-3.2, Policy LU-4.2	NI	None required.	NI
Impact 4.1.2	Implementation of the proposed 2030 General Plan Update would conflict with the Tahoe Regional Planning Agency's 1987 Regional Plan for the Lake Tahoe Basin and associated plans and regulations. This impact is considered potentially significant .	Policy LU-1.4, Policy LU-10.1, Policy LU-10.2, Policy LU-10.7, IMP-1.1, IMP-1.2, IMP-1.10, IMP-1.11, IMP-4.6, Policy HS-7.1	PS	MM 4.1.2 The City will add the following as an implementation measure to the General Plan: The City shall not implement any provision or standard of the proposed General Plan Update that is in conflict with the 1987 Regional Plan until such time as the Regional Plan has been updated and the General Plan is determined by the City and TRPA to be consistent with the new Regional Plan and TRPA Environmental Threshold Carrying Capacities.	LS
Impact 4.1.3	Implementation of the proposed 2030 General Plan Update would not result in expansion of existing nonconforming uses in the General Plan Planning Area. This impact would be less than significant .	Policy LU-1.3, Policy LU-1.4, Policy LU-1.13, Policy LU-7.1, Policy LU-7.4, Policy LU-8.6, IMP-1.3	LS	None required.	LS

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Impact	Proposed General Plan Update Policy and Action Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
4.2 Population, Housing, and Socioeconomics				
Impact 4.2.1 Implementation of the proposed 2030 General Plan Update would result in an increase in the population of the city and would alter the overall distribution and density of this population. However, the extent of development would not be considered substantial in relation to existing development and El Dorado County growth trends. This impact is less than significant .	Policy LU-1.1, Policy LU-1.4, Policy LU-2.3, Policy LU-2.9, Policy LU-2.10, Policy LU-4.2, Policy LU-4.3, Policy LU-4.4, Policy LU-5.1, Policy LU-7.2, Policy LU-8.7, Policy LU-9.2, Policy ED-1.4, Policy TC-2.4, Policy TC-3.1, Policy PQP-1.5, Policy PQP-1.7, Policy PQP-2.10, Policy NCR-1.2, Policy NCR-2.2, Policy NCR-2.3, Policy NCR-3.6, Policy NCR-3.16, Policy NCR-6.2, Policy NCR-6.5	LS	None required.	LS
Impact 4.2.2 Implementation of the proposed 2030 General Plan Update would not result in the displacement of a substantial number of people or housing units in the Planning Area. This impact would be less than significant .		LS	None required.	LS
Impact 4.2.3 Implementation of the proposed 2030 General Plan Update would not result in a substantial decrease in the availability of housing, including affordable housing, within the city. This impact would be less than significant .		LS	None required.	LS

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Impact	Proposed General Plan Update Policy and Action Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
4.3 Hazards				
Impact 4.3.1 Land uses and development consistent with the proposed 2030 General Plan Update could result in the transport, storage, use, and/or disposal of hazardous materials as a result of normal construction and operation of land uses and improvements within the Planning Area. This impact is less than significant due to federal, state, and local regulations regarding the handling, transportation, and disposal of hazardous materials.	Policy HS-6.1 , Policy HS-6.2, Policy HS-6.6	LS	None required.	LS
Impact 4.3.2 Land uses and development consistent with the proposed 2030 General Plan Update could result in the release of hazardous materials into the environment under reasonably foreseeable upset or accident conditions. Exposure to such materials could occur either through routine use or due to accidental release. This impact is potentially significant .	Policy HS-6.1, Policy HS-6.3, Policy HS-6.6	PS	MM 4.3.2a The following shall be incorporated into the proposed General Plan Update as a policy in the Health and Safety Element: The City shall require existing and new commercial and industrial uses involving the use, handling, transport, or disposal of hazardous materials within the city to disclose their activities in accordance with El Dorado County guidelines and the requirements of state law. MM 4.3.2b The following shall be incorporated into the proposed General Plan Update as a policy in the Health and Safety Element: The City shall require that	LS

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Impact	Proposed General Plan Update Policy and Action Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>construction activities cease if contamination is discovered on construction projects until the contamination is reported and its extent is assessed, delineated, and isolated, as appropriate. Remediation shall occur to the satisfaction of the appropriate responsible agency (such as the El Dorado County Department of Environmental Management, Hazardous Waste Division, the Lahontan Regional Water Quality Control Board, the Department of Toxic Substances Control, or the City of South Lake Tahoe, depending on the type of contamination).</p>	
<p>Impact 4.3.3 Implementation of the proposed 2030 General Plan Update could result in siting of schools in the vicinity of land uses involving the use, transport, disposal, or release of hazardous materials. This is considered a less than significant impact, as the siting of schools is required to comply with state statutory and regulatory requirements addressing safety from hazards, including hazardous materials.</p>		LS	None required.	LS
<p>Impact 4.3.4 Implementation of the proposed 2030 General Plan Update could result in safety hazards associated</p>	Policy HS-7.1	LS	None required.	LS

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Impact	Proposed General Plan Update Policy and Action Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
with operations at public airports adjacent to areas proposed for development. This impact is considered a less than significant impact due to the proposed General Plan Update policy which prevents development that would pose hazards to aviation or endanger the landing, taking off, or maneuvering of aircraft.				
Impact 4.3.5 Implementation of the proposed 2030 General Plan Update may interfere with adopted emergency response and evacuation plans in the Planning Area. This impact is considered less than significant due to existing City requirements.	Policy HS-1.1, Policy HS-1.3, Policy HS-1.4	LS	None required.	LS
Impact 4.3.6 Implementation of the proposed 2030 General Plan Update could expose people or structures to hazards involving wildland fires in wildland-urban interface areas. This impact is considered less than significant due to existing standards and policies in the proposed 2030 General Plan Update.	Policy HS-2.1, Policy HS-2.2, Policy HS-2.3, Policy HS-2.4, Policy HS-2.5, Policy HS-2.6, Policy HS-2.7	LS	None required.	LS

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4.4 Transportation and Circulation				
Impact 4.4.1 Land uses and development consistent with the proposed General Plan Update would not result in traffic volumes that would cause intersection or roadway level of service to exceed adopted standards. This impact is less than significant .		LS	None required.	LS
Impact 4.4.2 Changes in land uses associated with the proposed General Plan Update in addition to anticipated changes in land use under the proposed TRPA Regional Plan Update are anticipated to result in an increase in vehicle miles of travel for the Tahoe region over a peak summer day. This would be a significant impact.	Policy TC-1.1, Policy TC-1.8, Policy TC-1.11, Policy TC-1.15, Policy TC-1.16, Policy TC-1.18, Policy TC-2.1, Policy TC-2.2, Policy TC-2.3, Policy TC-2.4, Policy TC-2.5, Policy TC-2.6, Policy TC-2.7, Policy TC-2.8, Policy TC-3.1, Policy TC-3.2, Policy TC-3.3, Policy TC-3.4, Policy TC-3.5, Policy TC-3.6, Policy TC-3.7, Policy TC-3.8, Policy TC-3.9, Policy TC-3.10, Policy TC-3.11, Policy TC-3.12, Policy TC-3.13, Policy TC-3.14, Policy TC-3.15, Policy TC-3.16, Policy TC-3.17, Policy TC-3.18, Policy TC-3.19, Policy TC-6.1, Policy TC-6.3	S	MM 4.4.2 The following shall be incorporated into the proposed General Plan Update as a policy in the Transportation and Circulation Element: The City shall establish an Alternative Transportation Operating/Maintenance Program that would impose an ongoing annual fee on new development to fund alternative transportation operations and maintenance. Expenditures under this program would be limited to the following: <ul style="list-style-type: none"> • Operating costs of public transportation programs either operating within the city or directly benefiting city residents and businesses. • Maintenance of older multipurpose bicycle/pedestrian facilities. 	SU

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Impact	Proposed General Plan Update Policy and Action Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<ul style="list-style-type: none"> Maintenance and/or snow removal on a limited inventory of major sidewalks (not already the responsibility of existing agreements). 	
<p>Impact 4.4.3 Implementation of the proposed General Plan Update would include adoption of goals and policies that would encourage pedestrian and bicycle facility improvements. This impact would be a beneficial impact.</p>	<p>Policy TC-1.1, Policy TC-1.8, Policy TC-1.9, Policy TC-1.11, Policy TC-1.15, Policy TC-1.16, Policy TC-1.18, Policy TC-3.1, Policy TC-3.2, Policy TC-3.3, Policy TC-3.4, Policy TC-3.5, Policy TC-3.6, Policy TC-3.7, Policy TC-3.8, Policy TC-3.9, Policy TC-3.10, Policy TC-3.11, Policy TC-3.12, Policy TC-3.13, Policy TC-3.14, Policy TC-3.15, Policy TC-3.16, Policy TC-3.17, Policy TC-3.18, Policy TC-3.19</p>	B	None required.	B
<p>Impact 4.4.4 Implementation of the proposed General Plan Update would result in an increase in demand for public transit services in the Planning Area. However, implementation of proposed General Plan Update policy provisions would ensure that transit service opportunities are provided. This is considered a less than significant impact.</p>	<p>Policy TC-1.1, Policy TC-1.8, Policy TC-1.9, Policy TC-1.11, Policy TC-1.16, Policy TC-1.18, Policy TC-2.1, Policy TC-2.2, Policy TC-2.3, Policy TC-2.4, Policy TC-2.5, Policy TC-2.6, Policy TC-2.7, Policy TC-2.8, Policy TC-6.1, Policy TC-6.3</p>	LS	None required.	LS

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4.5 Air Quality and Climate Change				
<p>Impact 4.5.1 Construction-generated emissions associated with subsequent development under the proposed General Plan Update could potentially exceed applicable standards and thresholds. As a result, this impact is considered potentially significant.</p>		PS	<p>MM 4.5.1 The City shall include a policy in the Natural and Cultural Resources Element requiring subsequent discretionary projects that would have a significant air quality impact by the City and TRPA as part of the review of the project application to provide air quality construction mitigation to address short-term construction emissions sufficient to reduce construction emissions below EDCAQMD thresholds. This excludes building permits for single-family residential units. Such measures may include, but are not necessarily limited to, the following:</p> <ul style="list-style-type: none"> • Measures currently recommended by the EDCAQMD. • Prohibition of open burning of debris from site clearing unless involved with a fuels reduction project. • Utilization of low emission construction equipment and/or fuels. • Implementation of best management practices in concert with water quality protection measures. 	LS

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Impact	Proposed General Plan Update Policy and Action Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<ul style="list-style-type: none"> Restriction of idling of construction equipment and vehicles. 	
<p>Impact 4.5.2 Emissions of criteria pollutants from subsequent development under the proposed General Plan Update could exceed EDCAQMD and TRPA significance thresholds and could result in a significant contribution to ambient concentrations that exceed applicable standards and thresholds. As a result, this impact is considered potentially significant.</p>	<p>Policy NCR-5.1, Policy NCR-5.2, Policy NCR-5.3, Policy NCR-5.4, Policy NCR-5.6, Policy NCR-5.7, Policy NCR-5.8, Policy NCR-5.9, Policy NCR-6.1, Policy NCR-6.2, Policy NCR-6.3, Policy NCR-6.4, Policy NCR-6.5, Policy NCR-6.6, Policy NCR-6.7, Policy NCR-6.8, Policy NCR-6.9, Policy NCR-6.10, Policy NCR-6.11, Policy NCR-6.12, Policy NCR-6.13, Policy NCR-6.14, Policy NCR-6.15, Policy NCR-6.16, Policy NCR-6.17, Policy NCR-6.18, Policy NCR-6.19, Policy LU-1.1, Policy LU-2.10, Policy LU-3.1, Policy LU-9.1, Policy LU-9.2, Policy LU-9.3, Policy LU-9.4, Policy LU-9.5, Policy LU-9.6, Policy LU-9.7, Policy LU-9.8, Policy TC-2.1, Policy TC-2.2, Policy TC-2.4, Policy TC-2.6, Policy TC-2.7, Policy TC-2.8, Policy TC-3.1, Policy TC-</p>	PS	<p>MM 4.5.2 The following shall be added as a policy to the Natural and Cultural Resources Element:</p> <p>Development projects will include the following as part of project design to address air quality impacts:</p> <ol style="list-style-type: none"> The installation of wood-burning hearth devices in proposed residential dwelling units shall be prohibited. Require that all feasible EDCAQMD-recommended mitigation measures to reduce operational emissions of criteria air pollutants be incorporated into project design. 	LS

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	3.2, Policy TC-3.3, Policy TC-3.4, Policy TC-3.5, Policy TC-3.6, Policy TC-3.7, Policy TC-3.8, Policy TC-3.9, Policy TC-3.10, Policy TC-3.11, Policy TC-3.12, Policy TC-3.13, Policy TC-3.14, Policy TC-3.15, Policy TC-3.16, Policy TC-3.17, Policy TC-3.18, Policy TC-3.19			
<p>Impact 4.5.3 Implementation of the proposed General Plan Update would not contribute to localized concentrations of mobile-source CO anticipated to exceed applicable ambient air quality standards. This impact would be considered less than significant.</p>	<p>The proposed General Plan Update contains policies that include specific, enforceable requirements and/or restrictions and corresponding performance standards that address this impact. These policy provisions are identified under Impact 4.5.2.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p>Impact 4.5.4 Implementation of the proposed General Plan Update may result in the increased exposure of sensitive receptors to odorous emissions. As a result, potential exposure of sensitive receptors to odors would be considered potentially significant.</p>	<p>Policy LU-7.4</p>	<p>PS</p>	<p>MM 4.5.4 The following policy will be added in the Land Use Element: When discretionary projects that would be a substantial source of odors is proposed near residences or sensitive receptors, either adequate buffer distances shall be provided (based on recommendations and requirements of the EDCAQMD) or mitigation measures incorporated to reduce the potential exposure to</p>	<p>LS</p>

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			acceptable levels. Examples of such projects could include, are not limited to, recycling facilities, animal care or shelter facilities, restaurants with outdoor barbeque facilities. Potential mitigation associated with this policy requirement will be coordinated with any required permit conditions from EDCAQMD.	
<p>Impact 4.5.5 Implementation of the proposed General Plan Update could result in increased exposure of existing or planned sensitive receptors to TACs that may exceed applicable standards. As a result, this impact is considered potentially significant.</p>	Policy LU-7.4	PS	<p>MM 4.5.5 The following will be added as a policy to the Land Use Element.</p> <p>The City shall include an action in the General Plan requiring that when new or relocated discretionary development that would be a source of TACs such as those listed in Draft EIR Table 4.5-9 is proposed near residences or sensitive receptors, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and EDCAQMD), or filters or other equipment shall be provided or mitigation measures incorporated to reduce potential exposure to acceptable levels.</p>	LS
<p>Impact 4.5.6 Implementation of the proposed General Plan Update would contribute to greenhouse gas emissions that could result in significant environmental effects,</p>	Policy NCR-6.1, Policy NCR-6.2, Policy NCR-6.3, Policy NCR-6.4, Policy NCR-6.5, Policy NCR-6.6, Policy NCR-6.7, Policy	PS	<p>MM 4.5.6 The following will be added as policies to the Natural and Cultural Resources Element.</p> <ul style="list-style-type: none"> • Support local, TRPA, and statewide efforts to reduce 	<u>LSSU</u>

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including water quality impacts to Lake Tahoe. This impact would be considered potentially significant .	NCR-6.8, Policy NCR-6.9, Policy NCR-6.10, Policy NCR-6.11, Policy NCR-6.12, Policy NCR-6.13, Policy NCR-6.14, Policy NCR-6.15, Policy NCR-6.16, Policy NCR-6.17, Policy NCR-6.18, Policy NCR-6.19, Policy NCR-6.20, Policy TC-1.1, Policy TC-1.8, Policy TC-1.11, Policy TC-1.15, Policy TC-1.16, Policy TC-1.18, Policy TC-2.1, Policy TC-2.2, Policy TC-2.3, Policy TC-2.4, Policy TC-2.5, Policy TC-2.6, Policy TC-2.7, Policy TC-2.8, Policy TC-3.1, Policy TC-3.2, Policy TC-3.3, Policy TC-3.4, Policy TC-3.5, Policy TC-3.6, Policy TC-3.7, Policy TC-3.8, Policy TC-3.9, Policy TC-3.10, Policy TC-3.11, Policy TC-3.12, Policy TC-3.13, Policy TC-3.14, Policy TC-3.15, Policy TC-3.16, Policy TC-3.17, Policy TC-3.18, Policy TC-3.19, Policy TC-6.1, Policy TC-6.3, IMP-8.6		emission of greenhouse gases linked to climate change. <ul style="list-style-type: none"> • Develop a citywide greenhouse gas emission inventory and establish regular time frames for updating the inventory. • Establish a greenhouse gas emission reduction target consistent with AB 32 and SB 375 reduction efforts. • Analyze and mitigate significant increases in carbon emissions during project review pursuant to the California Environmental Quality Act. 	

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Impact	Proposed General Plan Update Policy and Action Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
4.6 Noise				
Impact 4.6.1 The proposed General Plan Update could result in exposure of persons to or generation of noise levels in excess of City or TRPA standards. However, the proposed City of South Lake Tahoe General Plan Update policy provisions would adequately address ambient noise issues. This impact would be less than significant .	Policy HS-8.1, Policy HS-8.2, Policy HS-8.3, Policy HS-8.4, Policy HS-8.5, Policy HS-8.6, Policy HS-8.7, Policy HS-8.8, Policy HS-8.9, Policy HS-8.10	LS	None required.	LS
Impact 4.6.2 Implementation of the proposed General Plan Update would result in construction activities and associated noise in the city. Construction activities are expected to continue to occur in the city. The proposed General Plan Update does not contain noise level criteria or policies for evaluating noise associated with construction. In addition, the City does not have an ordinance that addresses construction-related noise. However, construction activities would be of short duration and will be required to comply with the TRPA Chapter 23 Noise Limitations. This impact is less than significant .		LS	None required.	LS
Impact 4.6.3 Implementation of the proposed General Plan Update would not	Proposed General Plan Update policies that include	LS	None required.	LS

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Impact	Proposed General Plan Update Policy and Action Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
result in increases in traffic noise levels in excess of TRPA CNEL noise standards. This impact is less than significant .	requirements containing specific performance standards addressing traffic noise impacts are identified under Impact 4.6.1.			
Impact 4.6.4 The proposed General Plan Update could include additional commercial and light industrial uses and/or expansion to these types of uses. However, the proposed policy provisions would adequately address noise issues. Therefore, noise impacts associated with the development and operation of land uses of the proposed General Plan Update would be less than significant .	Proposed General Plan Update policies that include requirements containing specific performance standards addressing noise impacts associated with proposed land uses are listed under Impact 4.6.1.	LS	None required.	LS
Impact 4.6.5 Sensitive land uses constructed near Lake Tahoe Airport and Barton Memorial Hospital could be exposed to excessive aircraft noise. However, implementation of applicable noise standards would address this impact. This impact is considered less than significant .	Policy HS-8.4, Policy HS-8.6, Policy HS-8.7, Policy HS-8.8, Policy HS-8.9, Policy HS-8.10	LS	None required.	LS
Impact 4.6.6 Subsequent development under the proposed General Plan Update could result in exposure of persons to or generation of excessive groundborne vibration levels. Activities such as pile driving could result in substantial sources of		PS	MM 4.6.6 The following policy shall be added to the noise section of the Health and Safety Element: All construction activities that include impact equipment and activities such as pile driving, soil compaction, or vibratory hammers could potentially	LS

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2.0 EXECUTIVE SUMMARY

Impact	Proposed General Plan Update Policy and Action Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
groundborne vibration. As a result, this impact is considered potentially significant .			affect nearby structures. Where these activities occur within 200 feet of existing structures, an analysis of vibration impacts will be conducted. The analysis will address the potential for adverse vibration levels based on the criteria contained in the table below. The City will ensure that construction operations are designed to avoid or mitigate for vibrations above 0.02 inches/second (0.5 mm/second).	
4.7 Hydrology and Water Quality				
Impact 4.7.1 Implementation of the proposed General Plan Update could result in increased surface water pumping from Lake Tahoe as well as improvements to an existing beach and boat ramp. These actions would not result in the substantial alteration of surface water levels and/or currents in Lake Tahoe. This impact is considered to be less than significant .		LS	None required.	LS
Impact 4.7.2 Implementation of the proposed General Plan Update would increase demand for water supply to the city, requiring increased groundwater production and potentially depleting groundwater supplies. In addition, planned development could interfere with groundwater recharge and/or alter	Policy PQP-2.1, Policy PQP-2.2, Policy PQP-2.3, Policy PQP-2.5, Policy PQP-2.6, Policy PQP-2.7, Policy PQP-2.9, Policy PQP-2.10, Policy NCR-2.5, Policy NCR-2.7, Policy NCR-2.12, Policy NCR-3.6, IMP-1.11, IMP-5.4	LS	None required.	LS

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Impact	Proposed General Plan Update Policy and Action Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>the direction or flow of groundwater supplies. However, implementation of current TRPA standards as well as proposed policy provisions in the proposed General Plan Update would address this impact. New development anticipated under the proposed General Plan Update would also not substantially deplete groundwater supplies. This impact is considered less than significant.</p>				
<p>Impact 4.7.3 Implementation of the proposed General Plan Update could result in the discharge of polluted runoff from construction of future urban development, potentially causing harm to the biological integrity of waterways, violating water quality standards, or otherwise substantially degrading surface water quality. However, implementation of current City, TRPA, LRWQCB, and state standards, as well as proposed policy provisions in the proposed General Plan Update, would address this impact. This impact is less than significant.</p>	<p>Policy PQP-4.1, Policy PQP-4.2, Policy PQP-4.3, Policy NCR-2.1, Policy NCR-2.8, Policy NCR-2.11, IMP-1.1, IMP-8.1, IMP-8.2</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p>Impact 4.7.4 Implementation of the proposed General Plan Update could result in the discharge of polluted runoff from operation of future urban</p>	<p>Policy LU-1.1, Policy LU-1.4, Policy LU-1.11, Policy LU-2.3, Policy LU-4.3, Policy LU-4.4, Policy TC-</p>	<p>PS</p>	<p>MM 4.7.4 The City shall revise Implementation Program IMP-8.1 as follows: Stormwater Management Plan. The</p>	<p>LS</p>

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development, potentially causing harm to the biological integrity of waterways, violating water quality standards, or otherwise substantially degrading surface water quality. Implementation of current City, TRPA, LRWQCB, and state standards, as well as proposed policy provisions in the proposed General Plan Update, would address this impact. However, the City currently lacks an operation and maintenance program and funding for the operation of stormwater infrastructure. This impact is potentially significant .	4.6, Policy PQP-1.5, Policy PQP-2.10, Policy PQP-4.1, Policy PQP-4.2, Policy PQP-4.3, Policy PQP-11.8, Policy NCR-2.1, Policy NCR-2.2, Policy NCR-2.3, Policy NCR-2.4, Policy NCR-2.5, Policy NCR-2.7, Policy NCR-2.8, Policy NCR-2.9, Policy NCR-2.10, Policy NCR-2.11, Policy NCR-2.12, Policy NCR-2.13, Policy NCR-2.14, Policy NCR-3.6, Policy NCR-3.10, Policy NCR-3.16, IMP-1.1, IMP-8.1, IMP-8.2		City shall adopt and regularly update a stormwater management plan that identifies ways to minimize runoff, improve area-wide stormwater retention, and reuse. <u>The stormwater management plan shall also include a program to ensure ongoing operation, maintenance, inspection, and long-term funding of private and public water quality control features.</u>	
Impact 4.7.5 Implementation of the proposed General Plan Update could result in the degradation of groundwater quality resulting from construction and operation of future land uses. This is considered a potentially significant impact.	Policy LU-1.1, Policy LU-1.4, Policy LU-1.11, Policy LU-4.3, Policy LU-4.4, Policy TC-4.6, Policy PQP-2.10, Policy PQP-4.1, Policy PQP-4.2, Policy PQP-4.3, Policy PQP-11.8, Policy NCR-2.1, Policy NCR-2.2, Policy NCR-2.3, Policy NCR-2.4, Policy NCR-2.7, Policy NCR-2.8, Policy NCR-2.9, Policy NCR-2.10, Policy NCR-2.11, Policy NCR-2.12, Policy NCR-2.13, Policy NCR-2.14, Policy NCR-3.6, Policy NCR-3.10, Policy NCR-	PS	MM 4.7.5 The City shall revise Policy NCR-2.5 as follows: Pervious Materials in Parking Areas. The City shall explore the use of pervious materials for parking areas and test on some street sections. <u>The City shall incorporate pretreatment features as part of the use of pervious materials in order to protect groundwater quality.</u>	LS

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	3.16, IMP-8.1, IMP-8.2			
<p>Impact 4.7.6 Implementation of the proposed General Plan Update would increase impervious surfaces and alter drainage conditions and rates in the city, which could result in increased runoff and potential flooding impacts. The proposed General Plan Update could also potentially provide for development in areas currently subject to flooding. However, implementation of current City and TRPA standards, as well as proposed policy provisions in the proposed General Plan Update, would address this impact. This is considered a less than significant impact.</p>	<p>Policy PQP-1.1, Policy PQP-1.4, Policy PQP-1.5, Policy PQP-1.6, Policy PQP-1.7, Policy PQP-1.8, Policy PQP-4.1, Policy PQP-4.2, Policy PQP-4.3, Policy HS-4.1, Policy HS-4.2, Policy HS-4.3, Policy HS-4.4, Policy HS-4.5, Policy NCR-2.1, Policy NCR-2.9, Policy NCR-2.12, IMP-8.1</p>	LS	None required.	LS
<p>Impact 4.7.7 Implementation of the proposed General Plan Update could potentially provide for development in areas subject to flooding as a result of dam failure. However, area dams are maintained and inspected for safety and are not expected to fail. This is considered a less than significant impact.</p>		LS	None required.	LS
<p>Impact 4.7.8 Implementation of the proposed General Plan Update would provide for new development in areas subject to flooding as a result of a tsunami, seiche, or mudflow. This is</p>	<p>Policy HS-1.1, Policy HS-1.3, Policy HS-1.4</p>	S	<p>MM 4.7.8 The City shall include the following as a policy to the General Plan: The City shall update the Local Emergency Operations Plan and Emergency Management Plan to</p>	LS

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2.0 EXECUTIVE SUMMARY

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considered a significant impact.			include planning and response provisions for seiche wave hazards. This would include a warning process of when area earthquake events are of 7 magnitude or greater that could generate a seiche wave and a notification and evacuation process for residents, employees and visitors. This may include the provision of directional signage to guide evacuees to areas outside of the seiche wave hazard zone.	
4.8 Geology, Soils, and Land Capability and Coverage				
Impact 4.8.1 The Planning Area is not located within an Alquist-Priolo Earthquake Fault Zone. All structures associated with development under the proposed General Plan Update would be designed and constructed in accordance with existing regulations to minimize risks associated with seismic ground shaking and seismic-related ground failure. This impact is considered less than significant .		LS	None required.	LS
Impact 4.8.2 New development within the Planning Area would be required to comply with numerous regional and local regulations to minimize grading and identify and mitigate for potential hazards related to unstable soils. Therefore, this		LS	None required.	LS

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impact would be less than significant .				
Impact 4.8.3 New development resulting from implementation of the proposed General Plan Update would result in increased land coverage within the Planning Area. All such development would be required to comply with TRPA's land coverage restrictions based on the Bailey System and IPES scoring. This impact is less than significant .	Policy LU-2.3, Policy LU-4.4, Policy NCR-2.9, Policy NCR-2.12, Policy NCR-3.6	LS	None required.	LS
Impact 4.8.4 Development under the proposed General Plan Update would be required to conform to several existing state, regional, and city regulations intended to minimize the potential for erosion and changes to the natural siltation and deposition processes of surface waters in the Tahoe Basin. This impact is less than significant .	Policy NCR-2.1, Policy NCR-2.3, Policy NCR-2.14	LS	None required.	LS
4.9 Biological Resources				
Impact 4.9.1 Implementation of the proposed General Plan Update may result in the loss of habitat for, and direct mortality of, special-status plant species. However, continued implementation of the TRPA Code of Ordinances as well as proposed policy provisions in the proposed	Policy NCR-2.9, Policy NCR-3.1, Policy NCR-3.2, Policy NCR-3.3, Policy NCR-3.4, Policy NCR-3.5, Policy NCR-3.6, Policy NCR-3.10, Policy NCR-3.11, Policy NCR-3.13, Policy ROS-2.1, Policy ROS-	LS	None required.	LS

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General Plan Update would address this impact. This impact is less than significant .	2.2, Policy ROS-2.6, Policy ROS-2.8, Policy ROS-2.9, Policy ROS-2.10, Policy ROS-2.11			
Impact 4.9.2 Implementation of the proposed General Plan Update could result in direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed, and candidate status as well as California fully protected species. However, continued implementation of the TRPA Code of Ordinances as well as proposed policy provisions in the proposed General Plan Update would address this impact. This impact would be less than significant .	Policy NCR-3.1, Policy NCR-3.2, Policy NCR-3.3, Policy NCR-3.4, Policy NCR-3.5, Policy NCR-3.6, Policy NCR-3.10, Policy NCR-3.11, Policy NCR-3.13, Policy ROS-2.1, Policy ROS-2.2, Policy ROS-2.6, Policy ROS-2.8, Policy ROS-2.9, Policy ROS-2.10, Policy ROS-2.11	LS	None required.	LS
Impact 4.9.3 Implementation of the proposed General Plan Update would result in direct and indirect loss of habitat and individuals of wildlife species of concern and other non-listed special-status species. However, continued implementation of the TRPA Code of Ordinances as well as proposed policy provisions in the proposed General Plan Update would address this impact. This impact would be less than significant .	Policies that contain specific, enforceable requirements and/or restrictions and corresponding performance standards that address these potential impacts are identified under Impact 4.9.2.	LS	None required.	LS
Impact 4.9.4 Implementation of the proposed	Policy NCR-3.1, Policy	LS	None required.	LS

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General Plan Update could result in the loss or modification of wet meadow, riparian, or other sensitive natural community and its associated wildlife. However, continued implementation of the TRPA Code of Ordinances as well as proposed policy provisions in the proposed General Plan Update would address this impact. This impact would be less than significant .	NCR-3.2, Policy NCR-3.3, Policy NCR-3.4, Policy NCR-3.5, Policy NCR-3.6, Policy NCR-3.10, Policy NCR-3.11, Policy ROS-2.1, Policy ROS-2.2, Policy ROS-2.6, Policy ROS-2.8, Policy ROS-2.9, Policy ROS-2.10, Policy ROS-2.11			
Impact 4.9.5 Implementation of the proposed General Plan Update would not interfere substantially with the movement of migratory fish or wildlife species. There would be no impact .	Policy NCR-3.1, Policy NCR-3.2, Policy NCR-3.6, Policy NCR-3.10, Policy ROS-2.1, Policy ROS-2.2, Policy ROS-2.6, Policy ROS-2.8, Policy ROS-2.9, Policy ROS-2.10	NI	None required.	NI
Impact 4.9.6 Implementation of the proposed General Plan Update would not conflict with existing biological resource protections of the City and TRPA. Thus, no impact would occur.		NI	None required.	NI

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Impact 4.9.7 Implementation of the proposed General Plan Update would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any adopted biological resources recovery or conservation plan of any federal or state agency. There would be no impact.		NI	None required.	NI
4.10 Cultural Resources				
Impact 4.10.1 Implementation of the proposed General Plan Update would not result in a substantial adverse change in the significance of a historical resource or structure. This impact is considered less than significant.	Policy NCR-4.1, Policy NCR-4.2	LS	None required.	LS
Impact 4.10.2 Implementation of the proposed General Plan Update could result in the potential disturbance of unknown archaeological resources (i.e., prehistoric archaeological sites, historical archaeological sites, and isolated artifacts and features) and human remains. This impact would be potentially significant .		PS	MM 4.10.2a The City will add the following as a policy to the Natural and Cultural Resources Element: The City will require archaeological investigations for all applicable discretionary projects, in accordance with CEQA regulations, for areas not previously surveyed and/or that are determined sensitive for cultural resources (e.g., undeveloped parcels near water features). The City shall require the preservation of discovered archaeologically significant resources (as determined based on TRPA, state, and federal standards by a qualified	LS

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			<p>professional) in place if feasible or provide mitigation (avoidance, excavation, documentation, curation, data recovery, or other appropriate measures) prior to further disturbance.</p> <p>MM 4.10.2b</p> <p>The City will add the following as a policy to the Natural and Cultural Resources Element:</p> <p>The City will require/condition projects and other ground-disturbing activities to notify the City if human remains are discovered and to halt work. The County Coroner will be notified according to Section 5097.98 of the California Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.</p>	
<p>Impact 4.10.3 Implementation of the proposed General Plan Update could result in the potential disturbance of paleontological resources (i.e., fossils and fossil formations). This impact would be potentially significant.</p>		PS	<p>MM 4.10.3</p> <p>The City will add the following as a policy to the Natural and Cultural Resources Element:</p> <p>The City will require that a paleontological resource evaluation be prepared and measures to mitigate impacts to paleontological resources shall be identified (avoidance,</p>	LS

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			preservation in place, excavation, documentation, and/or data recovery) when fossils are discovered during ground-disturbing activities.	
4.11 Public Services				
Impact 4.11.1.1 Implementation of the proposed General Plan Update would result in increased demand for fire protection and emergency medical services. However, implementation of proposed General Plan Update policy provisions and continued implementation of City standards would ensure that emergency service impacts are addressed. This impact is less than significant .	Policy PQP-6.1, Policy PQP-6.3, Policy PQP-6.4, Policy PQP-6.5, Policy PQP-6.7, Policy PQP-6.8, Policy HS-2.1, Policy HS-2.2, Policy HS-2.3, Policy HS-2.7, Policy HS-2.8	LS	None required.	LS
Impact 4.11.1.2 Implementation of the proposed General Plan Update would result in additional need for water supply and infrastructure to provide adequate fire flows for fire protection. However, implementation of proposed General Plan Update policy provisions would ensure that adequate fire flows are provided. This impact is less than significant .	Policy PQP-6.2, Policy HS-2.4, Policy HS-2.5	LS	None required.	LS
Impact 4.11.2.1 Implementation of the proposed General Plan Update would result in increased demand for law enforcement services and could	Policy PQP-5.1, Policy PQP-5.3, Policy PQP-5.4, Policy PQP-5.8, Policy PQP-5.9, Policy PQP-5.10	LS	None required.	LS

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<p>result in the need for new or physically altered law enforcement facilities. However, implementation of proposed General Plan Update policy provisions and continued implementation of City standards would ensure that law enforcement service impacts are addressed. This impact is less than significant.</p>				
<p>Impact 4.11.3.1 Implementation of the proposed General Plan Update would increase population in the LTUSD service area, which would subsequently increase student enrollment in LTUSD schools. New or expanded school facilities would not be necessary to serve the increased demand that would result in physical effects to the environment. This impact is less than significant.</p>	Policy PQP-7.1	LS	None required.	LS
<p>Impact 4.11.4.1 Implementation of the proposed General Plan Update may increase the demand for community facilities and services as well as alter facilities. However, the changes community services and facilities are not expected to result in substantial effects to the physical environment. This impact is less than significant.</p>		LS	None required.	LS

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4.12 Utilities and Service Systems				
Impact 4.12.1.1 Implementation of the proposed General Plan Update would result in increased demand for domestic water supply. The water purveyors in the Planning Area have sufficient existing water supplies/entitlements to meet the demands of this anticipated growth in addition to their existing commitments. Therefore, this impact is considered to be less than significant .		LS	None required.	LS
Impact 4.12.1.2 Implementation of the proposed General Plan Update could require additional treatment capacity, storage capacity, and conveyance facilities to meet the projected water supply demands. However, proposed General Plan Update policies would address infrastructure needs. This impact is considered to be less than significant .	Policy PQP-1.1, Policy PQP-1.2, Policy PQP-1.3, Policy PQP-1.4, Policy PQP-1.5, Policy PQP-1.7, Policy PQP-2.2, Policy PQP-2.4, Policy PQP-2.5, Policy PQP-2.7, Policy PQP-6.2, Policy HS-2.4, Policy HS-2.5	LS	None required.	LS
Impact 4.12.2.1 Implementation of the proposed General Plan Update would result in new development within the Planning Area, potentially increasing wastewater flows. However, adequate wastewater conveyance and treatment infrastructure exists and expansion would not be required. Therefore,		LS	None required.	LS

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this impact is considered to be less than significant .				
Impact 4.12.3.1 Implementation of the proposed General Plan Update would result in new development within the Planning Area. Such development would increase the city's overall solid waste generation, potentially requiring the expansion of collection and disposal services. However, adequate capacity exists to serve the City. This impact is considered to be less than significant .		LS	None required.	LS
Impact 4.12.4.1 Implementation of the proposed General Plan Update would result in new development within the Planning Area. Such development would result in increased demand for electric, natural gas, telecommunications, and cable television services, potentially requiring the expansion of associated infrastructure and facilities in the Planning Area. This impact is considered to be less than significant .		LS	None required.	LS
Impact 4.12.4.2 Implementation of the proposed General Plan Update would result in the construction and operation of new development in the Planning Area, requiring the consumption of	Policy LU-1.1, Policy LU-1.4, Policy LU-4.1, Policy LU-4.2, Policy LU-4.3, Policy LU-5.1, Policy LU-9.1, Policy LU-9.2, Policy	LS	None required.	LS

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<p>additional energy supplies. However, this new development would not result in an inefficient, wasteful and unnecessary consumption of energy. This impact is considered to be less than significant.</p>	<p>LU-9.3, Policy LU-9.4, Policy LU-9.5, Policy TC-1.9, Policy TC-1.16, Policy TC-2.1, Policy TC-2.2, Policy TC-2.3, Policy TC-2.4, Policy TC-2.6, Policy TC-2.7, Policy TC-2.8, Policy TC-3.1, Policy TC-3.2, Policy TC-3.3, Policy TC-3.6, Policy TC-3.7, Policy TC-3.12, Policy TC-3.13, Policy TC-3.14, Policy TC-3.15, Policy TC-3.16, Policy TC-3.17, Policy TC-3.19, Policy NCR-5.1, Policy NCR-5.2, Policy NCR-5.3, Policy NCR-5.4, Policy NCR-5.7, Policy NCR-5.8, Policy NCR-5.9, Policy NCR-6.2, Policy NCR-6.6, Policy NCR-6.7, Policy NCR-6.8, Policy NCR-6.9, Policy NCR-6.10, Policy NCR-6.11, Policy NCR-6.12, Policy NCR-6.13, Policy NCR-6.14, Policy NCR-6.15, Policy NCR-6.18</p>			
4.13 Scenic Resources				
<p>Impact 4.13.1 Subsequent development under the proposed 2030 General Plan Update would occur under new</p>	<p>Policy LU-1.1, Policy LU-8.1, Policy LU-8.3, Policy</p>	<p>S</p>	<p>MM 4.13.1a The City will add the following as a policy to the Land Use Element: As part of the update of the City's</p>	<p>LS</p>

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<p>development and design standards that would improve the overall scenic quality. However, it would also intensify development that may be perceived as out of character with existing conditions in regard to height. This impact is considered significant.</p>	<p>LU-8.5, Policy LU-8.6, Policy LU-8.7, Policy LU-8.8, Policy LU-8.9, Policy LU-8.11, Policy LU-8.12, Policy LU-10.7, Policy ROS-2.5, Policy ROS-2.7, Policy NCR-1.1, Policy NCR-1.2, Policy NCR-1.3, Program IMP-1.2, Program IMP-1.3</p>		<p>Citywide Design Guidelines, the following shall be incorporated into that update process for structures in excess of three stories <u>36 feet in the Tahoe Valley and Stateline nodes (identified on Figure NPL-1 of the General Plan)</u>:</p> <ul style="list-style-type: none"> Structures shall be “stepped back” from the edges of the property at a ratio of 1:1 (<u>one foot increase in height for one foot of additional setback from the property for a maximum height of 45 feet in the Tahoe Valley node</u>); Building design will incorporate decks and vegetation or other appropriate features into the upper levels to eliminate the possibility of an institutional appearance; and Building siting and design will not completely obstruct mountain views, views of Lake Tahoe, or stream environment zones from arterial roadways or public recreation areas. <p>MM 4.13.1b</p> <p>The City will add the following as a policy to the Natural and Cultural Resources Element: Class I bike trails along the Lake Tahoe shoreline shall be designed to</p>	

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2.0 EXECUTIVE SUMMARY

Impact	Proposed General Plan Update Policy and Action Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>visually blend with the natural conditions and features so that the trail does not dominate views.</p> <p>MM 4.13.1c The City Shall Revise Table LU-2 Of The Land Use Element To Limit Maximum Building Height <u>Consistent With TRPA Height Standards Within The Town Center And Tourist Center Land Use Designations To Three Stories</u> Except Within The Designated <u>Node Nodes</u> For Tahoe Valley And <u>Stateline</u> (Identified On Figure NPL-1 Of The General Plan Update) Where <u>A Maximum Of 45 Feet Would Be Allowed In The Tahoe Valley node.</u></p>	
<p>Impact 4.13.2 Subsequent development under the proposed General Plan Update would occur under new development and design standards that would improve the overall scenic quality. However, it would also intensify development and would increase potential height that could block views of scenic resources. This impact is considered potentially significant.</p>	<p>Policy LU-8.7, Policy LU-8.8, Policy LU-8.11, Policy LU-10.7, Policy NCR-1.1, Policy NCR-1.2, Policy NCR-1.3, Policy NCR-1.4, Policy NCR-1.5, Policy ROS-2.7</p>	<p>PS</p>	<p>Implement mitigation measures MM 4.13.1a and MM 4.13.1c.</p>	<p>LS</p>
<p>Impact 4.13.3 Implementation of the proposed 2030 General Plan Update would result in the adoption of new and improved design standards that would benefit existing scenic conditions. No impact would</p>	<p>Policy LU-10.2, Policy LU-10.7, Program IMP-1.1</p>	<p>NI</p>	<p>None required.</p>	<p>NI</p>

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occur.				
<p>Impact 4.13.4 Implementation of the proposed 2030 General Plan Update could result in an increase of daytime glare and/or nighttime lighting. This increase in daytime glare sources and nighttime lighting levels could have an adverse effect on adjacent areas and land uses. This impact is considered potentially significant.</p>		PS	<p>MM 4.13.4 The City will add the following as a policy to the Land Use Element: As part of update of the City's Citywide Design Guidelines, the following shall be incorporated:</p> <ul style="list-style-type: none"> • Roofs, including mechanical equipment and skylights, shall be constructed of non-glare finishes and earth-tone colors that minimize reflectivity. • Parking lot, walkway, and building lights shall be directed downward. The Design Guidelines shall identify lighting levels to be no more than one foot-candle per square foot of area and shall require the use of shields on light fixtures to avoid sky lighting and off-site visibility. • Exterior lights shall not blink, flash, or change intensity. String lights, building or roofline tube lighting, and reflective or luminescent wall surfaces are prohibited. • Outdoor lighting shall be directed downward and shall not be used for advertisement purposes. 	LS

4.14 Recreation

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2.0 EXECUTIVE SUMMARY

Impact	Proposed General Plan Update Policy and Action Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 4.14.1 Implementation of the proposed 2030 General Plan Update would result in population growth in the Planning Area over the next 20 years as well as provide and encourage additional recreational opportunities and facilities. This impact is considered less than significant .	Policy ROS-1.2, Policy ROS-1.4, Policy ROS-1.5, Policy ROS-1.7, Policy ROS-1.9, Policy ROS-1.11, Policy ROS-1.12, Policy ROS-1.13, Policy ROS-2.11	LS	None required.	LS
Impact 4.14.2 Implementation of the proposed 2030 General Plan Update would allow for the future construction of numerous recreational amenities throughout the Planning Area that could result in environmental effects involving noise (during construction and playfields and playgrounds), air quality (during the construction of the facility), biological resources, historic/cultural resources, public services and utilities (demand for police and fire protection, electric, water, and wastewater service), and traffic on a local neighborhood level. This impact is considered to be less than significant .		LS	None required.	LS
Impact 4.14.3 Implementation of the proposed General Plan Update would maintain the existing publicly owned recreational facilities in the Planning Area and would result in	Policy ROS-1.1, Policy ROS-1.2, Policy ROS-1.4, Policy ROS-1.5, Policy ROS-1.7, Policy ROS-1.9, Policy ROS-1.10, Policy	B	None required.	B

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additional recreational amenities and better access to public lands through the integration and linkage of existing city bike paths. This is considered a beneficial impact.	ROS-1.12, Policy ROS-2.1, Policy ROS-2.3, Policy ROS-2.4, Policy ROS-2.5, Policy ROS-2.6, Policy ROS-2.11			
5.0 Cumulative Impacts				
Impact 5.1 Implementation of the proposed General Plan Update, in addition to existing, proposed, approved, and reasonably foreseeable development in the city, Planning Area, and surrounding region, would contribute to cumulative land use planning conflicts.		PCC	Implement mitigation measure MM 4.1.2.	LCC
Impact 5.2 The proposed General Plan Update, in combination with existing, approved, proposed, and other reasonably foreseeable development in the Tahoe Basin, would have the potential to induce growth.		LCC	None required.	LCC
Impact 5.3 Implementation of the proposed General Plan Update would not result in the displacement of a substantial number of persons or housing units.		LCC	None required.	LCC
Impact 5.4 Implementation of the proposed General Plan Update would contribute to cumulative hazardous materials and human health		LCC	None required.	LCC

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Impact	Proposed General Plan Update Policy and Action Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
impacts.				
Impact 5.5 When considered with proposed TRPA Regional Plan land uses for other portions of the Tahoe region, implementation of the proposed General Plan Update would not result in exceedance of intersection or roadway level of service standards.		LCC	None required.	LCC
Impact 5.6 When considered with existing, proposed, planned, and approved development in the region, implementation of the proposed General Plan Update would contribute to cumulative traffic volumes in the region that result in significant impacts to regional vehicle miles of travel.		CC	Implement mitigation measure MM 4.4.2.	CC; SU
Impact 5.7 Implementation of the proposed General Plan Update would include adoption of goals and policies that would encourage pedestrian and bicycle facility improvements and that are consistent with other adopted plans in the region.		CB	None required.	CB
Impact 5.8 Implementation of the proposed General Plan Update would contribute to an increase in demand for public transit services in the region. However,		CB	None required.	CB

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implementation of proposed General Plan Update policy provisions would ensure that transit service opportunities are provided. Proposed General Plan Update goals and policies are consistent with other regional plans for transit services.				
Impact 5.9 Implementation of the proposed General Plan Update would result in increased emissions of air pollutants that could contribute to future concentrations of ozone and particulate matter.		CC	Implement mitigation measures MM 4.5.1 and 4.5.2.	LCC
Impact 5.10 Implementation of the proposed General Plan Update, in combination with other development and land use activities, would contribute to greenhouse gas emissions that could result in significant environmental effects, including water quality impacts to Lake Tahoe.		LCC	None required.	LCC
Impact 5.11 Implementation of the proposed General Plan Update, in combination with other development in the Tahoe Basin, would increase transportation noise along area roadways substantially from existing conditions. The increase in transportation noise		LCC	None required.	LCC

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levels is the primary contributor to the cumulative increase in noise.				
Impact 5.12 Implementation of the proposed General Plan Update, in combination with existing, approved, proposed, and other reasonably foreseeable development in the Tahoe Basin, could have the potential to contribute to cumulative groundwater impacts.		LCC	None required.	LCC
Impact 5.13 Implementation of the proposed General Plan Update, in combination with existing, approved, proposed, and other reasonably foreseeable development in the Tahoe Basin, could have the potential to contribute to cumulative surface water and groundwater quality impacts as a result of construction and ongoing operation of future development.		CC	Implement mitigation measure MM 4.7.4 and MM 4.7.5.	LCC
Impact 5.14 Subsequent development under the proposed General Plan Update, in combination with other basin projects and activities, could result in changes in land coverage in the Tahoe Basin.		CC	Implement mitigation measure MM 4.1.2.	LCC
Impact 5.15 The proposed General Plan Update, in combination with other		LCC	None required.	LCC

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Impact	Proposed General Plan Update Policy and Action Numbers	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
reasonably foreseeable projects, could result in direct mortality and loss of habitat for special-status species, wetlands, and waters of the U.S.				
Impact 5.16 Implementation of the proposed General Plan Update, in addition to existing, approved, proposed, and reasonably foreseeable development in the region, could result in cumulative impacts to cultural resources in the region.		CC	Implement mitigation measures MM 4.10.2a and MM 4.10.2b.	LCC
Impact 5.17 Implementation of the proposed General Plan Update, in addition to existing, approved, proposed, and reasonably foreseeable development in the region, could result in cumulative impacts to paleontological resources in the region.		CC	Implement mitigation measure MM 4.10.3.	LCC
Impact 5.18 Implementation of the proposed General Plan Update, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the South Lake Tahoe vicinity, would increase the demand for fire protection and emergency medical services and thus require additional staffing, equipment, and related facilities under cumulative conditions.		LCC	None required.	LCC

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Impact 5.19 Implementation of the proposed General Plan Update, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the SLTPD service area, would increase the demand for law enforcement services and thus require additional staffing, equipment, and facilities.		LCC	None required.	LCC
Impact 5.20 Population growth associated with implementation of the proposed General Plan Update, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the cumulative setting, would result in a cumulative increase in student enrollment and require additional schools and related facilities to accommodate the growth.		LCC	None required.	LCC
Impact 5.21 Implementation of the proposed General Plan Update, in combination with other reasonably foreseeable development, would result in new and expanded City-owned buildings and facilities.		LCC	None required.	LCC
Impact 5.22 Implementation of the proposed General Plan Update, in combination with existing, approved, proposed, and other		LCC	None required.	LCC

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reasonably foreseeable development in the Tahoe Basin, could have the potential to result in water demands in excess of existing entitlements or permitted capacities.				
Impact 5.23 Implementation of the proposed General Plan Update, in combination with existing, approved, proposed, and other reasonably foreseeable development in the Tahoe Basin, could have the potential to generate wastewater in excess of STPUD's existing conveyance and treatment capacities.		LCC	None required.	LCC
Impact 5.24 Implementation of the proposed General Plan Update, in combination with existing, approved, proposed, and other reasonably foreseeable development in the Tahoe Basin, could have the potential to generate solid waste in excess of existing solid waste service and disposal capacities.		LCC	None required.	LCC
Impact 5.25 Implementation of the proposed General Plan Update would contribute to increased development and alteration of the visual character of the Tahoe Basin and/or urban lighting		CC	Implement mitigation measures MM 4.13.1a through MM 4.13.1c and MM 4.13.4.	LCC

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characteristics.				
Impact 5.26 Implementation of the General Plan Update and regional development would require additional park and recreation facilities within the Planning Area boundaries.		LCC	None required.	LCC

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