



# General Plan Background Report

## Table of Contents

---

### CHAPTER 1: INTRODUCTION

1.1	WHAT IS A GENERAL PLAN?.....	1-1
1.2	HOW DOES THE GENERAL PLAN RELATE TO THE TRPA COMPACT?.....	1-1
1.3	THE GENERAL PLAN UPDATE PROCESS.....	1-1
1.4	USING THE GENERAL PLAN.....	1-2
1.5	REGIONAL SETTING.....	1-3
1.6	PURPOSE OF THE BACKGROUND REPORT.....	1-4
1.7	ORGANIZATION OF THE BACKGROUND REPORT.....	1-7
1.8	FORMAT OF THE BACKGROUND REPORT.....	1-8

### CHAPTER 2: LAND USE AND COMMUNITY DESIGN

2.1	INTRODUCTION.....	2-1
2.2	LAND USE PLANNING IN SOUTH LAKE TAHOE.....	2-2
	Introduction.....	2-2
	Major Findings.....	2-2
	Existing Conditions.....	2-2
	Regulatory Setting.....	2-5
	Key Terms.....	2-6
	Bibliography.....	2-6
2.3	EXISTING PLAN AREA STATEMENTS.....	2-7
	Introduction.....	2-7
	Major Findings.....	2-7
	Existing Conditions.....	2-7
	Regulatory Setting.....	2-11
	Key Terms.....	2-12
	Bibliography.....	2-12
2.4	EXISTING GENERAL PLAN.....	2-12
	Introduction.....	2-12
	Major Findings.....	2-12
	Existing Conditions.....	2-13
	Regulatory Setting.....	2-17
	Key Terms.....	2-18
	Bibliography.....	2-18



2.5 EXISTING COMMUNITY PLANS .....2-18

    Introduction .....2-18

    Major Findings .....2-18

    Existing Conditions .....2-18

    Regulatory Setting .....2-38

    Key Terms .....2-38

    Bibliography .....2-38

2.6 EXISTING LAND USE .....2-38

    Introduction .....2-38

    Major Findings .....2-39

    Existing Conditions .....2-39

    Regulatory Setting .....2-43

    Key Terms .....2-43

    Bibliography .....2-43

2.7 EXISTING TRPA DEVELOPMENT RIGHTS .....2-43

    Introduction .....2-43

    Major Findings .....2-43

    Existing Conditions .....2-44

    Regulatory Setting .....2-52

    Key Terms .....2-53

    Bibliography .....2-53

2.8 SPHERE OF INFLUENCE AND ANNEXATIONS .....2-53

    Introduction .....2-53

    Major Findings .....2-54

    Existing Conditions .....2-54

    Regulatory Setting .....2-57

    Bibliography .....2-58

2.9 REDEVELOPMENT PLANS .....2-58

    Introduction .....2-58

    Major Findings .....2-58

    Existing Conditions .....2-58

    Regulatory Setting .....2-59

    Key Terms .....2-59

2.10 OTHER PLANS, POLICIES, AND LAND USE REGULATIONS AFFECTING SOUTH LAKE TAHOE ...2-62

    Introduction .....2-62

    Major Findings .....2-62

    Existing Conditions .....2-62

    Regulatory Setting .....2-64

    Key Terms .....2-64

2.11 SCENIC RESOURCES AND URBAN DESIGN .....2-64

    Introduction .....2-64

    Major Findings .....2-65

    Existing Conditions .....2-66

    Regulatory Setting .....2-77



APPENDIX 2-A: PLAN AREA STATEMENT SUMMARIES .....2-81

- Plan Area #70A–Edgewood .....2-82
- Plan Area #80–Kingsbury Drainage.....2-84
- Plan Area #85–Lakeview Heights .....2-86
- Plan Area #87–Heavenly Valley CA.....2-88
- Plan Area #89–Lakeside Park .....2-90
- Plan Area #90–Tahoe Meadows.....2-92
- Plan Area #92–Pioneer/Ski Run.....2-94
- Plan Area #93–Bijou .....2-96
- Plan Area #94–Glenwood .....2-98
- Plan Area #95–Trout/Cold Creek .....2-100
- Plan Area #96–Pioneer Village .....2-102
- Plan Area #97–Bijou Pines.....2-104
- Plan Area # 99–Al Tahoe .....2-106
- Plan Area # 100–Truckee Marsh.....2-108
- Plan Area # 101–Bijou Meadow .....2-110
- Plan Area #102–Tahoe Keys .....2-112
- Plan Area #103–Sierra Tract Commercial.....2-114
- Plan Area #104–Highland Woods .....2-116
- Plan Area #105–Sierra Tract .....2-118
- Plan Area # 108–Winnemucca .....2-120
- Plan Area #110–South “Y” (Tahoe Valley) .....2-122
- Plan Area #111–Tahoe Island .....2-125
- Plan Area #112–Gardner Mountain.....2-127
- Plan Area #114–Bonanza .....2-129
- Plan Area #116–Airport .....2-131
- Plan Area #118-Twin Peaks .....2-133

**CHAPTER 3: DEMOGRAPHIC AND ECONOMIC CONDITIONS**

- 3.1 INTRODUCTION.....3-1
- 3.2 HISTORIC POPULATION GROWTH .....3-1
  - Introduction .....3-1
  - Major Findings .....3-1
  - Existing Conditions .....3-2
  - Regulatory Setting .....3-3
  - Key Terms .....3-4
  - Bibliography .....3-4
- 3.3 POPULATION CHARACTERISTICS.....3-4
  - Introduction .....3-4
  - Major Findings .....3-4
  - Existing Conditions .....3-5
  - Regulatory Setting .....3-16
  - Key Terms .....3-16
  - Bibliography .....3-16



3.4	ECONOMIC CONDITIONS .....	3-17
	Introduction .....	3-17
	Major Findings .....	3-17
	Existing Conditions .....	3-18
	Regulatory Setting .....	3-29
	Key Terms .....	3-32
	Bibliography .....	3-32

## CHAPTER 4: HOUSING

4.1	INTRODUCTION.....	4-1
	Overview of State Requirements.....	4-1
	General Plan and Housing Element Consistency .....	4-3
	TRPA Overview .....	4-4
	Consistency with South Lake Tahoe’s Redevelopment Implementation Plan .....	4-4
	Notification to Retail Water/Sewer Providers .....	4-5
	Public Participation .....	4-5
	Community/Stakeholder Input .....	4-6
	Major Findings .....	4-7
4.2	NEEDS ASSESSMENT.....	4-13
	Housing Stock and Demographic Profile .....	4-13
	Existing Housing Needs .....	4-56
	Future Housing Needs .....	4-75
4.3	RESOURCE INVENTORY .....	4-79
	Availability of Land and Services .....	4-79
	Inventory of Local, State, and Federal Housing and Financing Programs .....	4-118
	Energy Conservation Opportunities .....	4-127
4.4	POTENTIAL HOUSING CONSTRAINTS.....	4-129
	Potential Governmental Constraints.....	4-129
	Potential Non-Governmental Constraints.....	4-167
4.5	EVALUATION .....	4-170
	APPENDIX B: ALTERNATIVE HOUSING NEEDS ALLOCATION ANALYSIS .....	4-195
	APPENDIX C: STAKEHOLDER/COMMUNITY WORKSHOP PARTICIPANTS .....	4-197
	WORKSHOP #1: ATTENDEES .....	4-197
	WORKSHOP #1: E-MAIL RESPONDENTS.....	4-197
	WORKSHOP #2: ATTENDEES .....	4-197
	APPENDIX D: GLOSSARY .....	4-198

## CHAPTER 5: TRANSPORTATION AND CIRCULATION

5.1	INTRODUCTION.....	5-1
5.2	Roadways .....	5-2
	Introduction .....	5-2
	Major Findings .....	5-2
	Existing Conditions .....	5-2
	Regulatory Setting.....	5-10



Key Terms .....5-12

Bibliography .....5-12

5.3 TRANSIT .....5-13

    Introduction .....5-13

    Major Findings .....5-13

    Existing Conditions .....5-13

    Regulatory Setting .....5-19

    Key Terms .....5-20

    Bibliography .....5-20

5.4 BIKEWAYS .....5-20

    Introduction .....5-20

    Major Findings .....5-21

    Existing Conditions .....5-21

    Regulatory Setting .....5-26

    Key Terms .....5-26

    Bibliography .....5-26

5.5 PEDESTRIAN PATHS AND TRAILS .....5-27

    Introduction .....5-27

    Major Findings .....5-27

    Existing Conditions .....5-27

    Regulatory Setting .....5-29

    Key Terms .....5-29

    Bibliography .....5-29

5.6 AIR TRANSPORTATION .....5-29

    Introduction .....5-29

    Major Findings .....5-30

    Existing Conditions .....5-30

    Regulatory Setting .....5-31

    Key Terms .....5-31

    Bibliography .....5-31

5.7 WATERBORNE TRANSPORTATION .....5-31

    Introduction .....5-31

    Major Findings .....5-32

    Existing Conditions .....5-32

    Regulatory Setting .....5-34

    Key Terms .....5-34

    Bibliography .....5-34

**CHAPTER 6: PUBLIC/QUASI-PUBLIC FACILITIES & SERVICES**

6.1 INTRODUCTION .....6-1

6.2 WATER SUPPLY AND DELIVERY .....6-1

    Introduction .....6-1

    Major Findings .....6-2

    Existing Conditions .....6-2



	Regulatory Setting.....	6-9
	Key Terms.....	6-12
	Bibliography.....	6-13
6.3	WASTEWATER COLLECTION AND DELIVERY.....	6-13
	Introduction.....	6-13
	Major Findings.....	6-13
	Existing Conditions.....	6-14
	Regulatory Setting.....	6-21
	Key Terms.....	6-22
	Bibliography.....	6-23
6.4	SOLID WASTE.....	6-24
	Introduction.....	6-24
	Major Findings.....	6-24
	Existing Conditions.....	6-24
	Regulatory Setting.....	6-25
	Key Terms.....	6-27
	Bibliography.....	6-27
6.5	STORM DRAINAGE, WATER QUALITY, AND FLOOD CONTROL.....	6-27
	Introduction.....	6-27
	Major Findings.....	6-28
	Existing Conditions.....	6-28
	Regulatory Setting.....	6-37
	Key Terms.....	6-42
	Bibliography.....	6-43
6.6	LAW ENFORCEMENT.....	6-44
	Introduction.....	6-44
	Major Findings.....	6-44
	Existing Conditions.....	6-44
	Regulatory Setting.....	6-46
	Key Terms.....	6-47
	Bibliography.....	6-47
6.7	FIRE PROTECTION.....	6-47
	Introduction.....	6-47
	Major Findings.....	6-48
	Existing Conditions.....	6-48
	Regulatory Setting.....	6-51
	Key Terms.....	6-53
	Bibliography.....	6-54
6.8	SCHOOLS.....	6-54
	Introduction.....	6-54
	Major Findings.....	6-54
	Existing Conditions.....	6-55
	Regulatory Setting.....	6-57
	Key Terms.....	6-61



Bibliography .....6-61

6.9 ENERGY.....6-62

    Introduction .....6-62

    Major Findings .....6-62

    Existing Conditions .....6-62

    Regulatory Setting.....6-64

    Key Terms .....6-65

    Bibliography.....6-65

6.10 TELECOMMUNICATIONS .....6-66

    Introduction .....6-66

    Major Findings .....6-66

    Existing Conditions .....6-66

    Regulatory Setting.....6-67

    Key Terms .....6-67

    Bibliography.....6-67

6.11 LIBRARIES .....6-68

    Introduction .....6-68

    Major Findings .....6-68

    Existing Conditions .....6-68

    Regulatory Setting.....6-69

    Key Terms .....6-69

    Bibliography.....6-69

6.12 HOSPITALS AND MEDICAL FACILITIES .....6-70

    Introduction .....6-70

    Major Findings .....6-70

    Existing Conditions .....6-70

    Regulatory Setting.....6-70

    Bibliography.....6-71

**CHAPTER 7: RECREATIONAL RESOURCES**

7.1 INTRODUCTION.....7-1

7.2 RECREATIONAL ACTIVITIES AND FACILITIES.....7-1

    Introduction .....7-1

    Major Findings .....7-1

    Existing Conditions .....7-2

    Regulatory Setting.....7-9

    Key Terms .....7-11

    Bibliography.....7-12

7.3 PARTNERSHIPS AND COOPERATIVE RELATIONSHIPS .....7-14

    Introduction .....7-14

    Major Findings .....7-14

    Existing Conditions .....7-14

    Regulatory Setting.....7-14

    Key Terms .....7-14



Bibliography ..... 7-14

**CHAPTER 8: HEALTH AND SAFETY**

8.1 INTRODUCTION ..... 8-1

8.2 HAZARDOUS WASTE AND HUMAN-MADE HAZARDS ..... 8-1

    Introduction ..... 8-1

    Major Findings ..... 8-1

    Existing Conditions ..... 8-2

    Regulatory Setting ..... 8-7

    Key Terms ..... 8-13

    Bibliography ..... 8-14

8.3 FIRE HAZARDS ..... 8-15

    Introduction ..... 8-15

    Major Findings ..... 8-15

    Existing Conditions ..... 8-16

    Regulatory Setting ..... 8-27

    Key Terms ..... 8-32

    Bibliography ..... 8-33

8.4 GEOLOGIC AND SEISMIC HAZARDS ..... 8-34

    Introduction ..... 8-34

    Major Findings ..... 8-34

    Existing Conditions ..... 8-34

    Regulatory Setting ..... 8-42

    Key Terms ..... 8-47

    Bibliography ..... 8-48

8.5 AVALANCHE AND SNOW HAZARDS ..... 8-48

    Introduction ..... 8-48

    Major Findings ..... 8-48

    Existing Conditions ..... 8-49

    Regulatory Setting ..... 8-50

    Key Terms ..... 8-51

    Bibliography ..... 8-51

8.6 AIRPORT SAFETY ..... 8-51

    Introduction ..... 8-51

    Major Findings ..... 8-52

    Existing Conditions ..... 8-52

    Regulatory Setting ..... 8-54

    Key Terms ..... 8-56

    Bibliography ..... 8-57

8.7 FLOODING ..... 8-57

    Introduction ..... 8-57

    Major Findings ..... 8-57

    Existing Conditions ..... 8-57

    Regulatory Setting ..... 8-62



Key Terms .....8-63

Bibliography .....8-63

8.8 NOISE .....8-63

    Introduction .....8-63

    Major Findings .....8-63

    Existing Conditions .....8-64

    Regulatory Setting .....8-76

    Key Terms .....8-84

    Bibliography .....8-85

APPENDIX 8-A .....8-86

**CHAPTER 9: NATURAL AND CULTURAL RESOURCES**

9.1 INTRODUCTION .....9-1

9.2 WATER RESOURCES .....9-1

    Introduction .....9-1

    Major Findings .....9-2

    Existing Conditions .....9-2

    Regulatory Setting .....9-11

    Key Terms .....9-14

    Bibliography .....9-16

9.3 AIR QUALITY AND CLIMATE CHANGE .....9-17

    Introduction .....9-17

    Major Findings .....9-17

    Existing Conditions .....9-17

    Regulatory Setting .....9-36

    Key Terms .....9-44

    Bibliography .....9-46

9.4 BIOLOGICAL AND TIMBER RESOURCES .....9-47

    Introduction .....9-47

    Major Findings .....9-47

    Existing Conditions .....9-48

    Regulatory Setting .....9-86

    Key Terms .....9-98

    Bibliography .....9-98

9.5 GEOLOGY, SOILS, LAND CAPABILITY, AND COVERAGE .....9-100

    Introduction .....9-100

    Major Findings .....9-101

    Existing Conditions .....9-101

    Regulatory Setting .....9-108

    Key Terms .....9-109

    Bibliography .....9-110

    Reports/Publications .....9-110

9.6 ARCHAEOLOGICAL AND HISTORIC RESOURCES .....9-110

    Introduction .....9-110



Major Findings .....9-110  
Existing Conditions .....9-111  
Regulatory Setting.....9-121  
Key Terms .....9-124  
Bibliography.....9-125  
APPENDIX 9-A .....9-128



## List of Tables

### CHAPTER 2: LAND USE AND COMMUNITY DESIGN

Table 2-1 Existing Land Use Summary for Stateline/Ski Run Community Plan Area .....2-22

Table 2-2 Existing Land Use Summary for Bijou/Al Tahoe Community Plan Area.....2-28

Table 2-3 Existing Land Use Summary for South “Y” Industrial Tract Community Plan Area .....2-32

Table 2-5 Existing Land Use Summary for City Limits and General Plan Area.....2-40

Table 2-6 Supply of Residential Development Rights (RDR).....2-46

Table 2-7 Supply of Commercial Floor Area (CFA).....2-47

Table 2-8 Supply of Transit Accommodation Units (TAU) .....2-49

Table 2-9 Supply of Residential Units of Use .....2-50

Table 2-10 Coverage Supply in South Lake Tahoe .....2-52

Table 2-11 Properties Currently (2008) Proposed for Annexation .....2-55

Table 2-A-1 Existing Land Use Summary for Plan Area #70A–Edgewood .....2-82

Table 2-A-2 Existing Land Use Summary for Plan Area #80–Kingsbury Drainage .....2-84

Table 2-A-3 Existing Land Use Summary for Plan Area #85–Lakeview Heights .....2-86

Table 2-A-4 Existing Land Use Summary for Plan Area #87–Heavenly Valley CA .....2-88

Table 2-A-5 Existing Land Use Summary for Plan Area #89–Lakeside Park.....2-90

Table 2-A-6 Existing Land Use Summary for Plan Area #90–Tahoe Meadows .....2-92

Table 2-A-7 Existing Land Use Summary for Plan Area #92–Pioneer/Ski run .....2-94

Table 2-A-8 Existing Land Use Summary for Plan Area #93–Bijou .....2-96

Table 2-A-9 Existing Land Use Summary for Plan Area #94–Glenwood.....2-98

Table 2-A-10 Existing Land Use Summary for Plan Area #95–Trout/Cold Creek .....2-100

Table 2-A-11 Existing Land Use Summary for Plan Area #96–Pioneer Village .....2-102

Table 2-A-12 Existing Land Use Summary for Plan Area #97–Bijou Pines.....2-104

Table 2-A-13 Existing Land Use Summary for Plan Area #99–Al Tahoe .....2-106

Table 2-A-14 Existing Land Use Summary for Plan Area #100–Truckee Marsh .....2-108

Table 2-A-15 Existing Land Use Summary for Plan Area #101–Bijou Meadow.....2-110

Table 2-A-16 Existing Land Use Summary for Plan Area #102–Tahoe Keys .....2-112

Table 2-A-17 Existing Land Use Summary for Plan Area #103–Sierra Tract Commercial .....2-114

Table 2-A-18 Existing Land Use Summary for Plan Area #104–Highland Woods .....2-116

Table 2-A-19 Existing Land Use Summary for Plan Area #105–Sierra Tract .....2-118

Table 2-A-20 Existing Land Use Summary for Plan Area #108–Winnemucca .....2-120

Table 2-A-21 Existing Land Use Summary for Plan Area #110–South “Y” (Tahoe Valley) .....2-123

Table 2-A-22 Existing Land Use Summary for Plan Area #111–Tahoe Island.....2-125

Table 2-A-23 Existing Land Use Summary for Plan Area #112–Gardner Mountain.....2-127

Table 2-A-24 Existing Land Use Summary for Plan Area #114–Bonanza .....2-129

Table 2-A-25 Existing Land Use Summary for Plan Area #116–Airport.....2-131

Table 2-A-26 Existing Land Use Summary for Plan Area #118–Twin Peaks.....2-133

### CHAPTER 3: DEMOGRAPHIC AND ECONOMIC CONDITIONS

Table 3-1 Historical Population Growth .....3-2

Table 3-2 Comparison of Historical Population Growth .....3-3

Table 3-3 Comparison of Historical Population Growth ..... 3-3



Table 3-4 1990 and 2000 Age Distribution ..... 3-6

Table 3-5 2007 Age Distribution ..... 3-7

Table 3-6 1990 and 2000 Population Breakdown by Race and Ethnicity ..... 3-8

Table 3-7 2007 Population Breakdown by Race and Ethnicity ..... 3-9

Table 3-8 Household Composition ..... 3-10

Table 3-9 Family and Non-Family Households..... 3-10

Table 3-10 Size of Household ..... 3-11

Table 3-11 Vacancy Status of Housing Units..... 3-12

Table 3-12 Educational Attainment of Persons 25 Years and Older in 2000 ..... 3-12

Table 3-13 Educational Attainment of Persons 25 Years and Older in 2007 ..... 3-13

Table 3-14 Median Household Income ..... 3-14

Table 3-15 1999 Household Income Distribution ..... 3-14

Table 3-16 Change in Household Income Distribution ..... 3-15

Table 3-17 2007 Household Income Distribution ..... 3-15

Table 3-18 Poverty Status ..... 3-16

Table 3-19 Top Ten Industries in Terms of Numerical Employee Growth ..... 3-19

Table 3-20 Top Ten Industries in Terms of Numerical Employer Growth ..... 3-20

Table 3-21 Top Ten Industries in Terms of Average 2004 Wages ..... 3-21

Table 3-22 Top Ten Industries in Terms of Average Wage Growth ..... 3-22

Table 3-23 Top Ten Developing Industries ..... 3-23

Table 3-24 Employees by Major Industry ..... 3-24

Table 3-25 Estimated Retail Square Footage by Location ..... 3-27

**CHAPTER 5: HOUSING**

Table 4-1 Place of Residence of Douglas County and South Lake Tahoe Employees..... 4-15

Table 4-2 Place of Employment for Low-Income Workers..... 4-16

Table 4-3 Population, Households, Housing Size & Housing Units ..... 4-18

Table 4-4 Population Breakdown by Age..... 4-20

Table 4-5 Population Breakdowns by Race and Ethnicity ..... 4-21

Table 4-6 Household Income Distribution ..... 4-24

Table 4-7 Top Ten Industries In Terms Of Numerical Employee Growth..... 4-25

Table 4-8 Housing Stock by Type ..... 4-28

Table 4-9 New Construction..... 4-29

Table 4-10 Vacant Units by Type of Vacancy..... 4-30

Table 4-11 Overcrowded Housing..... 4-32

Table 4-12 Household Size by Tenure ..... 4-33

Table 4-13 Number of Bedrooms by Tenure..... 4-34

Table 4-14 Average Square Footage of Single-Family Homes ..... 4-35

Table 4-15 Age of Housing Stock & Housing Stock Conditions by Tenure ..... 4-36

Table 4-16 Housing Units In Need Of Repair or Replacement ..... 4-38

Table 4-17 Housing Conditions Survey Results..... 4-39

Table 4-18 Overall Mobile Home and RV Conditions ..... 4-42

Table 4-19 Overall Mobile Home Park Conditions ..... 4-42



Table 4-20 Housing Cost Burden by Household Income Classification .....4-46

Table 4-21 Housing Cost Burden by Household Type & Income Classification .....4-47

Table 4-22 HUD Income Limits Based On Persons per Household.....4-49

Table 4-23 Ability to Pay for Housing Based On HUD Income Limits .....4-50

Table 4-24 HUD Fair Market Rent.....4-51

Table 4-25 Median Contract Rent & Median Gross Rent .....4-52

Table 4-26 Average Rents .....4-53

Table 4-27 Median Sales Price Of Single-Family Homes .....4-53

Table 4-28 Median Sales Price by Number of Bedrooms .....4-54

Table 4-29 Income and Housing Affordability.....4-55

Table 4-30 Farmworkers.....4-60

Table 4-31 SSI Recipients by Category.....4-62

Table 4-32 Disability Status & Type by Age Group, Persons Five Years & Older.....4-63

Table 4-33 Senior Populations and Households .....4-66

Table 4-34 Housing Cost Burden by Age and Tenure.....4-67

Table 4-35 Large Households.....4-69

Table 4-36 Female-Headed Households.....4-71

Table 4-37 Housing Cost Burden of Extremely Low-Income Households .....4-72

Table 4-38 Regional Housing Needs Allocation by Income .....4-76

Table 4-39 Single-Family Building allocations Issued.....4-76

Table 4-40 Building Permits Issued (By Number of Units) .....4-77

Table 4-41 Recently Approved, Built, Converted, or Rehabilitated Affordable Housing .....4-78

Table 4-42 Comparison of Housing Unit Production with Projected Housing Needs.....4-78

Table 4-43 Pas and Cp Districts Residential Implications.....4-83

Table 4-44 Vacant Lots in Pas/Cp Allowing Single-Family Residential Development .....4-92

Table 4-45 Parcels with Multi-Family Potential (5 Units or More).....4-96

Table 4-46 Parcels with Reuse, Redevelopment or Consolidation Potential.....4-99

Table 4-47 South Lake Tahoe Motels with Conversion Potential .....4-103

Table 4-48 Pas and Cps That Permit Multi-Person Dwellings .....4-113

Table 4-49 Pas and Cps That Permit “Residential-Care” And “Nursing and Personal Care” Facilities.....4-114

Table 4-50 Pas and Cps That Permit Employee Housing.....4-115

Table 4-51 Low and Moderate Income Housing Expenditures .....4-119

Table 4-52 Projects Receiving Government Assistance .....4-125

Table 4-53 TRPA Density Limitations for Residential Uses.....4-139

Table 4-54 TRPA Base Fees for New Residential Construction .....4-144

Table 4-55 TRPA Fee Multipliers .....4-145

Table 4-56 Other TRPA Fees .....4-145

Table 4-57 Statewide Parking Standards for Affordable Housing.....4-149

Table 4-58 Parking Standards for Residential Uses.....4-160

Table 4-59 Fee Schedule .....4-163

Table 4-60 State and Federal Conservation Lands .....4-165

Table 4-61 Evaluation of 2003 South Lake Tahoe Housing Element Programs .....4-171

Table 4b-1 Alternative Needs Allocations.....4-196



## CHAPTER 5: TRANSPORTATION AND CIRCULATION

Table 5-1 CALTRANS Traffic Volumes on US 50 and SR 89 2001-2006.....	5-6
Table 5-2 Average Annual Traffic Count Summary for Pioneer Trail 2002-2006.....	5-7
Table 5-3 South Lake Tahoe Summer PM Peak-Hour Intersection Level of Service 2008 .....	5-9
Table 5-4 BlueGo 2007 Ridership.....	5-15

## CHAPTER 6: PUBLIC/QUASI-PUBLIC FACILITIES & SERVICES

Table 6-1 2005 Production Loss Due To MTBE Contamination .....	6-7
Table 6-2 Recycled Water Production 2000-2030.....	6-18
Table 6-3 Lake Tahoe Hydrologic Unit Numeric Effluent Limits .....	6-36
Table 6-4 Lake Tahoe Unified School District Facilities .....	6-55
Table 6-5 Lake Tahoe Unified School District: Enrollment Trends.....	6-56
Table 6-6 Lake Tahoe Unified School District: Enrollment and Teaching Staff.....	6-57

## CHAPTER 8: HEALTH AND SAFETY

Table 8-1 Active Hazardous Material Release Sites.....	8-4
Table 8-2 Summary of Hazardous Material Regulatory Authority .....	8-10
Table 8-3 Land ownership within City of South Lake Tahoe Fire Department and Lake Valley Fire Protection District.....	8-18
Table 8-4 Summary of Plan Fire Fuels Reduction Projects.....	8-24
Table 8-5 Summary of Plan Fire Fuels Reduction Projects.....	8-25
Table 8-7 Accidents and Incidents.....	8-53
Table 8-8 Typical Noise Levels.....	8-65
Table 8-9 Peak Month Predicted Traffic Noise Levels and Distances to Contours.....	8-67
Table 8-9 Annual Average Predicted Traffic Noise Levels and Distances to Contours .....	8-68
Table 8-10 Existing Continuous Ambient Noise Monitoring Results .....	8-71
Table 8-11 Existing Short-Term Event Noise Levels.....	8-71
Table 8-12 Community Noise Measurement Results .....	8-74
Table 8-13 TRPA Regional Plan .....	8-76
Table 8-14 TRPA Regional Plan Cumulative Numerical Standard – Threshold dba.....	8-77
Table 8-15 Stationary Noise Source Hourly Performance Standards.....	8-80
Table 8-16 Stationary Noise Source Performance Standards .....	8-81

## CHAPTER 9: NATURAL AND CULTURAL RESOURCES

Table 9-1 South Lake Tahoe watershed characteristics.....	9-4
Table 9-2 Criteria air pollutants summary of common sources and effects.....	9-21
Table 9-3 Exceedances of National and State Air Pollution Standards .....	9-22
Table 9-4 Attainment Status Designation.....	9-26
Table 9-5 Estimated Annual Average Emissions .....	9-27
Table 9-6 Point Source Facilities and Criteria Pollutant Emissions (Tons/Year).....	9-29
Table 9-7 Toxic Air Contaminants by Land Use.....	9-30
Table 9-8 Recommendations on Siting New Sensitive Land Uses Near Air Pollutant Sources.....	9-31
Table 9-9 Gross Greenhouse Gas Emissions.....	9-33



Table 9-10 Summary of TRPA Environmental Threshold Carrying Capacities .....9-39

Table 9-11 TRPA Peak 24-Hour Period Significance Thresholds.....9-40

Table 9-12 Summary of Ambient Air Quality Standards .....9-42

Table 9-13 Vegetative Communities Within The General Plan Area.....9-55

Table 9-14 Sensitive Habitats Within The General Plan Area .....9-66

Table 9-15 Late Seral–Old Growth Forests .....9-68

Table 9-16 El Dorado County Timber Production (In Thousands of Board Feet).....9-70

Table 9-17 United States Forest Service Management Areas Within The General Plan Area .....9-70

Table 9-18 Timber Types .....9-72

Table 9-19 Land Coverage by Capability Class .....9-107

Table 9-20 Properties Listed On the NRHP and CRHR.....9-121