

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Housing Element Update

Lead Agency: City of South Lake Tahoe Contact Person: Christian Svensk
Mailing Address: 1052 Tata Lane Phone: 530-542-6021
City: South Lake Tahoe Zip: 96150 County: El Dorado

Project Location: County: El Dorado City/Nearest Community: South Lake Tahoe
Cross Streets: n/a Zip Code: 96150

Lat. / Long.: _____° _____' _____" N/ _____° _____' _____" W Total Acres: _____
Assessor's Parcel No.: n/a Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: 50 & 89 Waterways: Lake Tahoe
Airports: Lake Tahoe Airport Railways: _____ Schools: _____

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input checked="" type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Mit Neg Dec | Other _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input checked="" type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____ |

Development Type:

- | | |
|---|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| | <input type="checkbox"/> Other: _____ |

Project Issues Discussed in Document:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Wildlife |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Growth Inducing |
| <input type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Other _____ | | | |

Present Land Use/Zoning/General Plan Designation:

n/a

Project Description: *(please use a separate page if necessary)*

5 year update of Housing Element of General Plan for 2008. Last updated in 2003.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

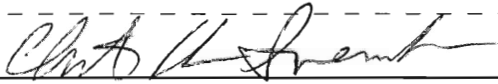
- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District #3 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input checked="" type="checkbox"/> Regional WQCB #6 |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Fish & Game Region # | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection | <input checked="" type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other California Tahoe Conservancy |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other |
| <input type="checkbox"/> Native American Heritage Commission | |
| <input type="checkbox"/> Office of Emergency Services | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 25, 2008 Ending Date August 25, 2008

Lead Agency (Complete if applicable):

Consulting Firm: <u>Mintier & Associates</u>	Applicant: _____
Address: <u>1415 20th Street</u>	Address: _____
City/State/Zip: <u>Sacramento, CA 95811</u>	City/State/Zip: _____
Contact: <u>Derek DiManno</u>	Phone: _____
Phone: <u>916-446-0522</u>	

Signature of Lead Agency Representative:  Date: 7/25/08

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**INITIAL STUDY/NEGATIVE DECLARATION
FOR SOUTH LAKE TAHOE
HOUSING ELEMENT UPDATE**

JULY 2008



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INTRODUCTION

This initial study has been prepared to identify and assess the anticipated environmental impacts associated with the South Lake Tahoe Housing Element Update. The purpose of this initial study is to address environmental impacts that may result from implementing this plan. The applicant for this project is the City of South Lake Tahoe.

The South Lake Tahoe Draft Housing Element may be viewed and printed by going to the City's General Plan Update web site at <http://www.jlmintier.com/slt>. Copies of the document may also be purchased at the address indicated on the next page. For additional information, please call the Community Development Department at (530) 541-7524, or e-mail Teri Jamin at tjamin@cityofslt.us.

During the 30-day comment period, please mail comments on this Negative Declaration to the address on the next page.

CEQA Requirements

This document has been prepared to satisfy the requirements of the California Environmental Quality Act (CEQA) (Pub. Res. Code Section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations [CCR] 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before they approve or implement those projects.

An initial study is a public document that is used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. The findings of an initial study may result in the following possible outcomes:

- If the agency finds no substantial evidence that the project or any of its aspects may cause a significant impact on the environment, a negative declaration shall be prepared.
- If the project is found to have a significant impact on the environment that, with specific mitigation measures, can be reduced to a less-than-significant level, a mitigated negative declaration shall be prepared.
- If the lead agency finds substantial evidence that any aspect of the project, either alone or in combination with other projects, may have a significant effect on the environment that cannot be mitigated, that agency is required to prepare an environmental impact report (EIR), a supplement to a previously prepared EIR, or a subsequent EIR to analyze the project at hand.

The conclusions of this initial study indicate that there is no substantial evidence that the project or any of its aspects may cause a significant impact on the environment. Therefore, a negative declaration has been prepared.

I. ENVIRONMENTAL CHECKLIST FORM

1. Project title	City of South Lake Tahoe Housing Element Update
2. Lead agency name and address	City of South Lake Tahoe Community Development Department 1052 Tata Lane South Lake Tahoe, CA 96150
3. Contact person and phone number	Teri Jamin Community Development Director (530) 542-6025
4. Project location	Entire City of South Lake Tahoe, El Dorado County, CA
5. Project sponsor's name and address	City of South Lake Tahoe Community Development Department 1052 Tata Lane South Lake Tahoe, CA 96150
6. General plan designation	City-wide; all designations allowing residential development
7. Zoning (Plan Area Statements and Community Plan Areas)	City-wide; all Plan Area Statements and Community Plan Areas allowing residential development
8. Description of project (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)	See Section II below for full description. The 2008 Housing Element Update is a comprehensive statement by the City of South Lake Tahoe of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The purpose of the Housing Element is to identify current and projected housing needs and set forth goals, policies, and programs that address those needs. The Housing Element has been prepared to meet the requirements of State law and local housing objectives.
9. Surrounding land uses and setting: Briefly describe the project's surroundings: This is an update to the General Plan that is Town-wide in its application	See Section III below.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	none

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

II. PROJECT DESCRIPTION

The City of South Lake Tahoe adopted its existing Housing Element in 2003. Subsequently, the California Department of Housing and Community Development (HCD) certified the Housing Element as legally adequate. The 2008 Housing Element is a comprehensive statement by the City of South Lake Tahoe of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The purpose of the Housing Element is to identify current and projected housing needs and set forth goals, policies, and programs that address those needs. The Housing Element has been prepared to meet the requirements of State law and local housing objectives. It will not require any changes in the existing zoning densities or the City's existing land use pattern.

On May 6, 2008 the City Council approved the 2008 Draft Housing Element for review by HCD. The City submitted the Draft Housing Element to HCD on May 21, 2008, and HCD has 60 days to review the draft and submit comments to the City. The City will then address HCD comments and approve a final Housing Element for certification by the state. This entire process is to be completed by September 2008.

“Projected Housing Needs” for South Lake Tahoe during this housing element period were determined through the regional housing needs allocation process. California law requires HCD to project the statewide housing need and allocate the statewide need amongst the various regions in California. The Sacramento Area Council of Governments (SACOG) allocated the region's “fair share” housing need among the jurisdictions within its boundaries, including South Lake Tahoe, pursuant to State guidelines. In February 2008, SACOG assigned 218 housing units to South Lake Tahoe for the period from 2006 to 2013 (9 very low-income, 9 low-income, 9 moderate income, and 191 above moderate-income units). The timeframe for this Regional Housing Needs Allocation (RHNA) is January 1, 2006, through June 30, 2013, (a seven and a half year planning period). The allocation is equivalent to a yearly need of 29 housing units for the 7½-year time period.

After accounting for new units rehabilitated, converted to affordable, constructed, planned, or approved from January 1, 2006 through January 1, 2008 (291 units), South Lake Tahoe has met its RHNA (218 units) for all income levels for the 2006-2013 planning period.

The 2008 Housing Element represents a modification to existing policies and implementation programs in the 2003 Housing Element. The 2008 Housing Element preserves the most successful programs from the last Element. It also sets new direction, including creation of long-term affordable ownership opportunities for South Lake Tahoe residents; creation of new housing that offers owners and renters housing choices including smaller and larger multi-family projects, single-family residences, and condominiums; preservation and creation of decent, safe and sanitary affordable housing stock; and new programs for people with moderate incomes. Some of the more significant changes in the 2008 Housing Element Update include an expanded focus on workforce housing needs.

There are several programs in the Housing Element Update that encourage higher-density, mixed-use, and pedestrian- and transit-oriented development that could result in increased height, reduced parking, and increased residential densities beyond those anticipated in the Plan Area Statements. However, the Tahoe Regional Planning Agency (TRPA) has ultimate authority over land use decisions, and actual changes in TRPA land use policy would require TRPA's separate environmental review process before it occurs.

Programs in the Housing Element for special needs groups, fair housing, improving the existing housing stock, and providing housing subsidies for owners and renters are exempt from the CEQA or not considered a project requiring CEQA review. Exemptions under CEQA law include:

1. Financial assistance for the development and construction of residential housing for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code.
2. Development project which consists of the construction, conversion, or use of residential housing consisting of not more than 100 units in an urbanized area, provided that it is either:
 - a. Affordable to lower-income households, as defined in Section 50079.5 of the Health and Safety Code, and the developer provides sufficient legal commitments to the appropriate local agency to ensure that the housing units will continue to be available to lower income households for a period of at least 15 years; or
 - b. Affordable to low and moderate-income households, as defined in paragraph (2) of subdivision (h) of Section 65589.5 of the Government Code, at monthly housing costs determined pursuant to paragraph (2) of subdivision (h) of Section 65589.5 of the Government Code.
3. The adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code

Based on the State CEQA Guidelines and professional judgement, the proposed project would result in a significant impact on housing if it would:

1. Create a demand for additional housing without providing for accompanying housing development; or
2. Result in the displacement of substantial amounts of existing affordable housing.

The 2008 Housing Element will not displace substantial amounts of existing housing and will not substantially alter the location or extent of designated residential land uses. As a result, adequate area is available to provide for anticipated housing demand. Additionally, South Lake Tahoe has already achieved its RHNA for the 2006-2013 planning period.

No specific construction projects are approved as part of Housing Element adoption. In fact, the Housing Element, in itself, would not directly result in changes to the physical environment (environmental effects). After Housing Element adoption, the City will evaluate specific housing development proposals based on their compliance with the General Plan, City Code and regional and other ordinances. Additional environmental review of potential environmental effects in compliance with the California

Environmental Quality Act may be required prior to development of specific housing units. These proposals will include the design detail sufficient for a site-specific evaluation of environmental effects that is unavailable at this land use planning stage. Compliance with the programs and policies of the Housing Element, alone, does not ensure project approval.

Based on these provisions, no mitigation measures are necessary.

III. ENVIRONMENTAL SETTING

The city of South Lake Tahoe is located within El Dorado County, California, in the southern part of the Lake Tahoe Region. The city is located at the intersection of US 50 and SR 89 (also known as Lake Tahoe Boulevard and Emerald Bay Road) and is bounded on the north by Lake Tahoe, on the south by the Lake Tahoe Basin Management Unit (National Forest), on the east by the California/Nevada State line, and on the west by Twin Peaks and Tahoe Mountain. The proposed Housing Element update encompasses all of the land within the limits of the incorporated city.

South Lake Tahoe is a full service community of nearly 24,000 permanent residents, and is the only incorporated city in the Region. Of the 207,000 acres of land in the Tahoe Region, about 75 percent are in public ownership. The dominant feature is Lake Tahoe—a lake that is renown worldwide for its size, depth, setting, and clarity. This superlative setting, snowy winters and dry summers, and proximity to large urban centers in both states make the region a popular year-round recreation destination. Seven highways access the area.

In order to protect Lake Tahoe’s water quality and other environmental attributes, Congress created the Tahoe Regional Planning Agency (TRPA) in 1969 through Public Law 91-148, the Tahoe Regional Planning Compact (California Government Code Section 66801 or Public Law 96-551, 93 Stat. 3233, revised December 19, 1980), which was ratified by the states of California and Nevada. Congress created this “areawide planning agency” “in order to encourage the wise use and conservation of the waters of Lake Tahoe and of the resources of the area.” It gave the agency “the power to adopt and enforce a regional plan of resource conservation and orderly development, to exercise effective environmental controls and to perform other essential functions...” This regional planning authority encompasses the entire city of South Lake Tahoe, and the City and TRPA have created memoranda of understanding over the years to streamline the development review process for applicants.

The City of South Lake Tahoe has been a leader in the redevelopment of substandard urban areas, which are located within the Stateline/Ski Run Community Plan boundaries. In addition, the California Tahoe Conservancy and the federal Forest Service, Lake Tahoe Basin Management Unit have active programs to purchase environmentally sensitive (and other) lands to place them under the protection of public ownership. These acquisition programs have provided economic relief to property owners whose properties are not developable pursuant to regional regulations. To a lesser extent, acquisition programs have also been used to generate public funds through sale of commodities, to make large tracts of prime shorezone or other lands available for public access, or for use by certain environmentally benefiting public or private projects.

Relationship to Land Use Plans, Policies and Regulations

Properties within the city limits of South Lake Tahoe fall under the direct land management jurisdiction of both the City of South Lake Tahoe and the Tahoe Regional Planning Agency. While the policies and regulations of both TRPA and the City—including the City’s General Plan and Code—apply, the most restrictive one takes precedence where there are conflicts. In addition, Federal and State agencies exercise varying levels of control concerning specific parcels or resources. This section identifies each agency's responsibility relative to the proposed Housing Element; it also identifies the plans and policies with which the City must comply.

Federal

Federal regulations exist in areas such as wetland identification and protection, sensitive species protection, cultural resource protection, and health and safety. State of California agencies and/or TRPA enforce many of the federal regulations for these matters. For example, TRPA is the federally designated Regional Transportation Agency for transportation and air quality planning and is charged with the responsibility to implement federal programs in these areas. TRPA also maintains the water quality control plan required by Section 208 of the Clean Water Act, subject to approval by the State of California. The State of California enforces the Secretary of the Interior's standards for cultural resource protection. For other issues, such as wetland identification, TRPA regulations are stricter than those at the federal level and therefore take precedence.

Regional

The TRPA is a bi-state planning agency with authority to regulate growth and development within the Lake Tahoe Basin. TRPA implements that authority through its Regional Plan for the Lake Tahoe Basin. Numerous documents make up the Regional Plan, of which the following are most relevant:

Goals and Policies (September 1986), Code of Ordinances (May, 1987 and updated), Plan Area Statements and Community Plans (August, 1987 and updated), Regional Transportation Plan and Air Quality Plan (1992), Water Quality Management Plan (1988), and the Scenic Quality Improvement Program (1989).

Goals and Policies. The Goals and Policies establish an overall framework for development and environmental conservation in the Lake Tahoe Region. Its chapters include: Land Use, Transportation, Conservation, Recreation, Public Service, and Implementation. Subelements within these chapters provide policy direction for specific issues including housing, as well as issues that affect housing, including mass transportation and scenic protection.

Plan Area Statements and Community Plans. The Plan Area Statements (PAS) and community plans tier from the Goals and Policies and provide specific policy and land use direction for smaller areas. They act as zoning tools.

The Region is divided into 175 separate plan areas, each with a PAS providing special goals and policies, a list of permissible uses, maximum allowed densities, eligibility for bonus programs, recreation or commercial use allocations, and maximum acceptable noise levels. Community plans replace plan area statements for the specific geographic areas they assess. There are three adopted Community Plans in South Lake Tahoe and one additional preliminary Community Plan area where a new community plan is currently being developed.

When Plan Area Statement amendments are proposed, not only must the City Council approve any change, but approval by the TRPA governing Board is also required in order for any change to be effective.

Code of Ordinances. The Code of Ordinances contains minimum development standards for future development. It is intended to implement the Goals and Policies in a manner that attains or maintains the environmental threshold carrying capacities. (Environmental threshold carrying capacities have been adopted for specific values unique to the Lake Tahoe Region that are considered desirable to sustain.

They address water quality, soil conservation, air quality, vegetation preservation, wildlife, fisheries, noise, recreation, and scenic resources.) All housing projects must adhere to the TRPA Code. The following chapters are most relevant in the context of environmental review:

Chapter 18, Permissible Land Uses -- Defines use categories and describes the rules for existing and proposed uses.

Chapter 20, Land Coverage Standards -- Describes the rules concerning land coverage and necessary mitigation.

Chapter 25, Best Management Practice (BMP) Requirements -- Includes discussion of BMP retrofitting, scheduling, and maintenance of facilities.

Chapter 30, Design Standards -- Includes discussion of design requirements for new developments.

Chapter 33, Allocation of Development -- Includes regulations concerning the allocation of commercial, residential, tourist accommodation, public service, and recreational development.

Chapter 34, Transfer of Development Rights -- Defines procedure for transfer of development rights for residential, commercial, and other uses.

Regional Transportation Plan. The Regional Transportation Plan (RTP) reviews existing and projected traffic patterns and establishes goals and policies to direct future transportation-related decisions. In addition, the RTP includes an action element with a list of proposed programs, capital improvements, and a financing strategy to construct or operate these improvements. Other items are included as study items with further research needed.

Water Quality Management Plan. The Water Quality Management Plan for the Lake Tahoe Region (208 Plan) fulfills TRPA's responsibilities under Section 208 of the federal Clean Water Act. The 1988 plan is consistent with other environmental policies in the region.

Scenic Quality Improvement Program. The Scenic Quality Improvement Program (SQIP) presents the prescriptions for scenic restoration required to attain and maintain the scenic quality thresholds. It includes design review guidelines, development standards for different visual environments, assigns implementation responsibilities, and identifies funding sources.

State of California

Several State agencies may play a role in development decisions within the Tahoe Region. As such, these State agencies must sometimes grant permits or other forms of permission prior to physical development.

State agencies that may have a responsible agency role in housing projects that may be implemented include:

Lahontan Regional Water Quality Control Board. As California's water quality trustee agency, Lahontan has water quality responsibilities including the California-side of the Lake Tahoe Basin. This

agency establishes water quality standards, subject to approval by the State Board, and has broader enforcement powers than TRPA. By issuing waste discharge permits and requiring monitoring to show compliance, among other activities, Lahontan actively enforces attainment of standards. Anyone proposing to conduct activities that may result in a discharge to surface waters, which require a Federal permit, requires water quality certification from Lahontan. The agency must certify that the proposed project will not violate water quality standards and will protect the water for beneficial uses. The Lahontan Regional Board's Water Quality Control Plan, the "Basin Plan," (1993) was approved by the State Board and the Office of Administrative Law in 1995. The board's regulatory program is outlined in the Basin Plan. This plan contains standards for some constituents that will be applicable to projects developed under the provisions of the Community Plan.

Any party responsible for construction activity over one acre must obtain a National Pollutant Discharge Elimination System Permit (NPDES Permit) from Lahontan to eliminate or reduce pollutants in storm water discharged to surface waters, which include riparian zones, from areas of construction activity.

California Tahoe Conservancy. This agency maintains a "land bank" of commodities such as land coverage and development rights that are necessary for many housing development projects.

Other California Trustee Agencies. State agencies with trustee responsibility include: California Division of Forestry (forest resource concerns, including "Timberland Conversion" permits), State Historic Preservation Officer (effects to cultural resources), and California Department of Fish and Game (effects to wildlife resources).

IV. EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Discussion: No specific construction projects will be approved as a part of the Housing Element Update. Any development that occurs as a result of the Housing Element Update will not adversely modify the visual character since policies in the Housing Element encourage residential development to be compatible with existing surrounding land uses in the city. Any proposed residential development will be subject to the City’s design review processes and will be evaluated on an individual project basis to determine site specific aesthetics impacts that may occur.</p> <p>The majority of the new residential development will occur in areas where there is existing residential and/or commercial development. New residential development that may result from the Housing Element Update is not anticipated to create a substantial amount of light or glare. However, proposed residential development of these sites will still be evaluated on an individual project basis to determine site specific aesthetics impacts that may occur.</p> <p>Since no specific construction projects are approved, this Housing Element update could not have a substantial affect upon a scenic vista or a view of Lake Tahoe or substantially damage scenic resources. In South Lake Tahoe, Highways 50 and 89 and Pioneer Trail are designated by the State of California and/or TRPA as scenic roadway corridors.</p> <p>Chapter 30 of the TRPA Code of Ordinances and Chapter 5 of the City Code currently provide City/TRPA design standards applicable to all residential projects of two units or greater. Community Plan design standards that have been, or may be, adopted can only be equal or superior to such standards, pursuant to the requirements of the TRPA Code. Multifamily housing within designated community plan areas must comply with the applicable community plan’s design standards. Standards regulate materials and colors to compliment the natural environment and include a review section related to designing for views. Lighting is also addressed, including requirements to direct lighting downward and prohibiting the spray of light offsite. TRPA’s height standards, found in Chapter 22 of the TRPA Code, are applicable to all residential development projects approved within Tahoe basin, including single family residential. New single family dwellings are not regulated by the citywide design standards. The City reviews single family dwellings for City Code compliance, including building codes, height, setbacks, driveways, parking, floodplain and fences. TRPA has additional requirements for single family dwellings, such as land coverage restrictions and large tree protection ordinances, that are not part of the City</p>				

Code and area reviewed separately in order to comply with the TRPA ordinances.

All residential development provided for in the Housing Element Update will be on land already designated under the Plan Area Statements for residential uses. Any changes to Plan Area Statements to increase intensity or alter existing land use patterns are dependent upon actions from TRPA.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The 2008 South Lake Tahoe Housing Element does not identify potential housing sites that are located in areas designated as Prime Farmland under the Farmland Mapping and Monitoring Program (FMMP), Williamson Act Parcels, or other agricultural land. The Tahoe Basin portion of El Dorado County is an “unmapped area” pursuant to California’s Resources Agency’s FMMP. The city of South Lake Tahoe does not contain any land designated for agricultural use, nor does not contain prime farmland or Williamson Act Parcels. Furthermore, the Housing Element will not include any land use designation changes that would increase the area of potential urban development beyond that already allowed by the existing Plan Area Statements.				

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Discussion: No specific construction projects will be approved as part of Housing Element Update and there will be no directly-related changes to the physical environment.</p> <p>The city of South Lake Tahoe is located within the Lake Tahoe Air Basin in the jurisdiction of the El Dorado County Air Quality Management District. As of May 2008, the State and Federal 8-hour ozone Ambient Air Quality Standards (AAQS) have not been exceeded in South Lake Tahoe in recent years. The last measured exceedances of the State 1-hour ozone standard occurred in 1999. Ambient concentrations of PM₁₀ have exceeded the State's more stringent AAQS standards on multiple days between 1997 and 2003. Based on available data, there have been no exceedances of other AAQS for PM_{2.5}, CO, or NO₂.</p> <p>The Lake Tahoe Basin's Environmental Threshold Carrying Capacities set air quality standards to protect the air quality values of the Lake Tahoe Region. Standards are included for carbon monoxide, ozone, and oxides of nitrogen. In addition, there are regional and subregional visibility standards, measured by particulate matter and wood smoke, as well as required reductions in vehicle miles of travel. To manage odor, there is a regional policy to reduce fumes from diesel engines to the extent possible. These goals are furthered by the management direction found in Chapter 91 of TRPA's Code of Ordinances, which applies to direct sources of air pollution in the Tahoe Basin. Regional air quality standards are stricter than the State and Federal standards that also apply.</p> <p>TRPA's Regional Transportation Plan–Air Quality Plan (RTP/AQP) furthers the attainment of the environmental thresholds, as well as the air quality goals, policies, and objectives of TRPA's Goals and Policies document. The TRPA Code includes specific direction related to the type and number of woodstoves that can be installed in a development and assigns specific air quality mitigation fees for residential (\$270 per newly generated "daily vehicle trip end" for multi-family, such as at a rate of 6.47 DVTE for apartments, 6.1 DVTE per unit for a duplex, or a flat rate of \$2,700 for single family) and other uses. These fees fund improvements that will benefit air quality. There are no exceptions for affordable or any other housing for payment of air quality mitigation fees.</p>				

New development that replaces a recent previous use can be credited for the number of trips the previous use generated in calculating its mitigation fee if the new use is constructed within prescribed timeframes.

Consequently, new uses that are approved must meet the air quality requirements. If they do not, they would not be approved. New housing has been determined permissible to construct to the levels allowed by the TRPA Regional Plan without being considered a “cumulatively considerable net increase.”

Development as a result of the Housing Element Update will not affect any applicable air quality plan or violate any standards. Residential uses are not considered a use category that is typically associated with the creation of substantial pollutant concentrations or objectionable odors.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES–WILDLIFE/FISH -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Discussion: No specific construction projects will be approved as part of Housing Element Update and there will be no changes to the physical environment (environmental effects) that directly result from the Housing Element Update. Thus, this project could not have an adverse effect on any candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p> <p>The city’s residential plan areas and community plan districts are located within the urban boundary of South Lake Tahoe. These urban areas are not included within any adopted habitat conservation plans.</p> <p>Vacant Stream Environment Zone parcels, whether or not they meet the qualifications of a federally protected wetland, are not eligible for residential development under the TRPA regulations. Riparian areas are sensitive natural communities protected by the Basin’s environmental thresholds. A non-degradation standard to preserve plant communities applies to native deciduous trees, wetlands, and meadows, “while providing for opportunities to</p>				

increase the acreage of such riparian associations to be consistent with the SEZ threshold.”

The proposed Housing Element update does not approve activities that interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. All future residential developments would have to comply with local and regional ordinances that protect biological resources, including TRPA’s tree protection ordinance.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
V. BIOLOGICAL RESOURCES–VEGETATION – Would the project result in:				
a) Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability/IPES system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Reduction of the numbers of any unique, rare or endangered species of plants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The potential for spread of noxious weeds?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Removal of any native live, dead or dying trees 30 inches or greater in diameter at breast height (dbh) within TRPA’s Conservation or Recreation land use classifications?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Discussion: No specific construction projects will be approved as part of Housing Element Update and there will be no changes to the physical environment (environmental effects), including vegetation removal, that directly result from the Housing Element Update. Any future projects could not be approved unless their vegetation removal plans were compliant with TRPA Code requirements, such as regulations that require protection of 30” dbh trees (in most cases). Similarly, plans that impact any unique, rare or endangered plants would not be approved.</p> <p>Construction activities involve the use of heavy equipment and construction materials that could contain seed sources for noxious weed or other nonnative, invasive species. Historically, restoration and other construction projects have hosted population sites for invasive species, such as tall whitetop and spotted knapweed. The seed source for these noxious weeds can be present in the straw used for erosion control. Because regional regulations were modified in recent years, straw bales are no longer preferred for erosion control and straw is no longer the recommended mulch material. The use of alternatives to straw bales, such as pine needle bales, filter fabric, coir logs and pine needle or wood chip mulches are recommended. Any straw used must now come from certified weed-free sources, significantly reducing the risk of contamination.</p> <p>In addition, several citywide design standards encourage the use of TRPA-recommended native, and adapted species for landscaping materials. These plant sources require less irrigation and fertilizer than other varieties. City-wide design standards also prohibit fertilizer use in SEZ areas.</p>				

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Discussion: No specific construction projects will be approved as part of Housing Element Update and there will be no changes to the physical environment (environmental effects) that directly result from the Housing Element Update.</p> <p>Individual historical resource and localized historic districts are identified on TRPA Historical Resources Inventory for South Lake Tahoe. These maps are available for review when individual projects are proposed. It is possible that subsurface cultural resources, including human remains, may be discovered during future development (i.e., grading and excavation) of sites identified by the Housing Element Update. Proposed residential development of these sites will still be evaluated on an individual project basis to determine site specific cultural impacts that may occur.</p>				

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Discussion: Lake Tahoe is situated within a tectonically active region called the Basin and Range Extensional Province. Lake Tahoe lies in a basin formed by a half-graben between the Sierra Nevada mountains to the west and the Carson Range to the east. It is bounded by normal faults on the northern and western sides. Scientists have concluded that the northern portion of Lake Tahoe near Stateline Point appears to be the most tectonically active. The northeast trending North Tahoe fault (partially submerged) is located on the north shore extending from the midpoint of the lake. The northeast trending Incline Village fault (partially submerged) is located on the east side of the lake. The Truckee Meadows fault (north shore) was active in recent years. All three of these faults are hypothesized be part of a system of normal faults that rupture together, comprising the North Tahoe-Incline Village fault zone. Another fault zone is the north-south trending West Tahoe -- Dollar Point fault zone. The West Tahoe fault is submerged from Emerald bay to McKinney Bay. The Dollar Point fault is the northern continuation of the West Tahoe fault northward from McKinney Bay.</p> <p>A study team led by graduate student Gene Ichinose of the University of Nevada, Reno, worked with tsunami expert Kenji Satake of the Geological Survey of Japan in Tsukuba to study the effects of earthquakes that could occur under Lake Tahoe. Ichinose estimates the chances of a magnitude 7 earthquake under Lake Tahoe as three percent to four percent within the next 50 years. The city of South Lake Tahoe is not listed as one of the cities</p>				

affected by Alquist-Priolo earthquake fault zones. Structures existing within South Lake Tahoe do not demonstrate effects/evidence from past minor earthquakes that have occurred in the last 50 years, including any effects from past seismic ground shaking. Liquefaction could be possible in the Tahoe Keys area in the event of an earthquake, as this area is a filled wetland.

While certain residential properties in South Lake Tahoe lie within areas of probable seiche inundation or in an avalanche zone, according to TRPA's Natural Hazards maps (1971), no specific construction projects will be approved as part of Housing Element. The update will not directly result in changes to the physical environment (environmental effects).

The Porter-Cologne Water Quality Act requires all sewage and other wastewater to be disposed of outside of the Lake Tahoe Basin. Consequently, sewerage is not an option within the Community Plan area or elsewhere within South Lake Tahoe. All parcels within the city of South Lake Tahoe are directly connected to the South Tahoe Public Utility District's existing wastewater treatment plant. New development will be connected to the existing wastewater collection system.

Since the 1970's, the "Bailey System" (*Land Capability Classification of the Lake Tahoe Basin, California-Nevada, A Guide to Planning*, Bailey, 1974) has been used to evaluate applications that add land coverage to developed and undeveloped multifamily residential parcels. All vacant single family parcels have been given scores under the *Individual Parcel Evaluation System* that provide for similar land coverage limitations. Soil types are mapped and grouped into land capability districts or classes. These classes represent relative sensitivity to development, based largely upon their erosion and runoff potential. "High" land capability classes (4, 5, 6, and 7) are considered more suitable for development, while "low" capability classes (1a, 1b, 1c, 2 and 3) allow either no or significantly limited amounts of development. TRPA assigns each land capability classification a total area allowed as base impervious surface coverage. This program was developed to mitigate the deleterious effects to water quality that result from excessive land coverage. The system would not rate expansive or unstable soils as "high capability" and available for development.

While the amount of new land coverage is controlled through project approvals, the soil conservation threshold adopted by TRPA in 1982 also includes a component that requires bringing all land coverage into compliance with the Bailey System coefficients.

"Excess land coverage" is defined as existing land coverage beyond the total maximum allowable base coverage, the transferred coverage, and the coverage previously mitigated under the excess coverage mitigation program. Excess land coverage can be recognized as "grandfathered" by TRPA if it is proven to TRPA's satisfaction to have existed prior to February 10, 1972. In addition, excess land coverage can be unauthorized, such as either "hard" or "soft" coverage created willfully without a permit after 1972 or that was created without a permit by use patterns over time.

Parcels with "grandfathered" pre-'72 excess land coverage must mitigate excess coverage when property owners come in for subsequent permitting that triggers the mitigation requirements of Chapter 20 of the TRPA Code of Ordinances. In the event land coverage reduction is required for approval of a project, Chapter 20 of the TRPA Code provides several options for the applicant, some of which allow the land coverage to be retained on site:

1. Reduction of coverage onsite;

2. Reduction of coverage offsite within the hydrologic area;
3. Consolidation of parcels or adjustment of parcel boundary lines; or
4. Payment of a land coverage mitigation fee (currently \$8.50 per square foot in California with a \$200 minimum), which is forwarded to a land bank for retirement of land coverage within the hydrologic unit.

Consequently, parcels with ‘grandfathered’ excess land coverage can provide opportunities for developers to reuse the site at coverage levels unavailable to vacant parcels. In addition, parcels within community plan areas are allowed greater than base land coverage with a coverage transfer for multifamily developments of five units or more (to a maximum of 50 percent coverage). The base coverage in land capability districts 4 through 7 may be increased through a transfer of coverage rights from one parcel to another, as specified in Chapter 20 of the TRPA Code of Ordinances. Such transfers are subject to coverage transfer ratios that “self-mitigate” through retirement of coverage in conformance with TRPA Code requirements found in Chapter 20.

Regional ordinances, particularly chapters 14 and 20 of the TRPA Code, strictly regulate levels, timing, and methods of soil disturbance within the Lake Tahoe Basin. The goal of these regulations is to prevent soil erosion (through soil stabilization techniques) and the water quality impacts it can cause. All development projects must comply with these ordinances. The installation of temporary best management practices prevent soil erosion during construction activities, while permanent best management practices ensure that soil conditions are stable over the long-term. Some existing developed properties do not meet current standards for best management practices (the ability to infiltrate run-off from the twenty-year, one-hour storm) onsite. Existing development in South Lake Tahoe, located within Priority 2 watersheds, were required to be BMP compliant by October 15, 2006. Development in Priority 3 watershed areas must be BMP compliant by October 15, 2008

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VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Discussion: Hazardous Material—Residential uses have a low likelihood of using hazardous materials. Rather than be a source of hazardous materials contamination, residential uses such as being discussed by the proposed Housing Element update are more typically “sensitive receptors.” However, since no specific construction projects will be approved as part of Housing Element Update, these questions are not applicable. Furthermore, a search was conducted in May 2008 on the Cortese List, which can be found on the California Department of Toxic Substances Control website. The search revealed that no hazardous materials sites are located in the city of South Lake Tahoe. (The Cortese List can be viewed at http://www.envirostor.dtsc.ca.gov/public/)</p> <p>Airport Land Use Plan—The South Lake Tahoe Airport has three airport safety zones that affect land uses within the city. These regulations are required by the Federal Aviation Administration (FAA) to ensure no net</p>				

increase of such uses exposed to safety risks associated with the aircraft take-off and landing.

No residential areas are located in Airport Safety Zone #1, which is incompatible with all types of residential development. Safety Zone #2 indicates that residential development is generally inconsistent unless the building density is two or less dwelling units per acre. Safety Zone #3 is compatible with residential development, with a limitation that custodial care facilities are restricted to no more than six persons. In both zones 2 and 3, infill of vacant parcels, changes of use, and reconstruction within areas of existing development not ordinarily permitted by the airport land use plan can be permitted if the following specific findings are made:

- The use is consistent with the Plan Area Statement, Community Plan, and related City land use provisions; and there are similar uses within the area of existing development; or
- The project would not extend the perimeter of the area of existing development with incompatible uses, and there is no increase in the “concentration of people.”

New construction or expansion of incompatible uses is limited to uses that relocate development rights associated with other incompatible uses from within the safety zone and where the sending parcel is restricted to open space. (Note: Incompatible uses and their rights can be relocated from Zone 2 to Zone 3, but not from Zone 3 to Zone 2.) The City of South Lake Tahoe can overrule the guidelines where there is a finding made that the hardships outweigh the public health, safety and welfare objectives of the airport plan.

Safety area #2 within the city includes over 100 single- and multi-family parcels with IPES scores or land capability classifications that would otherwise make them eligible for development. Note that residential parcels, particularly in the Sierra Tract portions of the zone, are typically smaller than one-half acre. Since the airport safety zones were established, City planning has permitted residential development of duplexes and single-family units as “infill” consistent with the Plan Area Statements (103, 104, and 105) and adjacent development within over flight zone #2. Duplexes (two dwellings per parcel) and single-family dwellings at one unit per residential parcel have been approved. These projects have not extended the area of existing development with incompatible uses. The residential construction that has occurred has been constructed using “new” residential allocations, not relocating exiting units of use, and therefore has moderately increased the intensity of uses in the area.

Planning staff responded to FAA safety concerns by limiting infill to two units or less. The FAA was concerned with safety factors related to concentrating large numbers of people in one building. The two-unit infill limitation was a compromise that addressed the FAA’s safety concerns while still providing some land use options for the city.

There is no private airstrip in South Lake Tahoe. The proposed actions do not modify any transportation systems or cause any construction and thus could not impair/interfere with an emergency evacuation plan.

Fire Hazards—According to the latest Draft Fire Hazard Severity Maps, created by CAL-FIRE in July 2007, the vast majority of lands within the city limits of South Lake Tahoe are in very high fire severity zones. Residents of South Lake Tahoe are likely to pay higher insurance rates since the mountain community is surrounded by National Forest. This desirable setting has risks due to the high fire danger. The threat of a large conflagration taking out entire neighborhoods makes insurance companies want to reduce their risk of having to pay a large number of claims at one time. This problem is exacerbated by the number of older dwellings with shake roofs. Some property owners have been noticing that their policies will not be renewed unless their roofs are replaced. The City’s fire-safe building codes relate to installation of sprinklers for residential developments over 5,000

square feet and requirements for smoke detector installation. Chapter 7-A “Construction Methods for Wildland Fire” of the State Building Code went into effect in South Lake Tahoe on July 1, 2008 and has been incorporated by reference into the City’s Building and Fire Codes.

Since no specific construction projects will be approved as part of Housing Element Update, there will be no environmental effects.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
VIII. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Discussion: The Lahontan Regional Water Quality Control Board is the California State agency responsible for protecting water quality in the Lake Tahoe Basin. It is the “trustee agency” under CEQA for the waters of the Lake Tahoe Basin. The board’s regulatory program is outlined in the Water Quality Control Plan, the “Basin Plan,” for the Lahontan Region. No permits from Lahontan are required for Housing Element adoption.</p> <p>Anyone proposing to conduct activities which may result in a discharge to surface waters, which require a Federal permit, must receive water quality certification from Lahontan. The agency must certify that the proposed project will not violate water quality standards and will protect the water for beneficial uses. In addition, any party</p>				

responsible for construction activity over one acre must obtain a National Pollutant Discharge Elimination System Permit (NPDES Permit). This permit requires elimination or reduction of pollutants in storm water discharged to surface waters, which include riparian zones, from areas of construction activity. Lahontan issues waste discharge requirements for multifamily dwellings.

In addition, TRPA has a bi-state Water Quality Management Plan that incorporates the policies of the Basin Plan. Furthermore, it has adopted Water Quality Thresholds in order to further two key water quality goals for the Lake Tahoe Region:

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. (Eight policies follow this goal, addressing wastewater discharge, implementation of Best Management Practices, restoration of disturbed lands, fertilizer use, off-road vehicle use, and airborne emissions.)

Goal #2: Reduce or eliminate the addition of other pollutants that affect, or potentially affect, water quality in the Tahoe Region. (Ten policies follow this goal, addressing snow disposal, wastewater spill prevention, road salt, underground storage tanks, solid wastes, toxic wastes, dredging, holding tank discharges, evaluation of settling ponds, and reductions of impacts from motorized watercraft.)

In addition to these water quality goals, TRPA's soil conservation threshold requires preservation of existing, naturally functioning Stream Environment Zones (SEZs) in their natural hydrologic condition, as well as restoration of about 25 percent of the SEZ lands that have been disturbed, developed, or subdivided.) This threshold is consistent with Lahontan's Basin Plan, as are regional restrictions related to the amount of impervious land coverage that is permissible during project development. While the City Code does not reference land coverage limitations, all construction in South Lake Tahoe must be consistent with the regional and State regulations. These land coverage constraints are part of a comprehensive package of water quality protection measures considered to be the minimum effort needed to prevent further degradation of Lake Tahoe.

The Housing Element recommends future consideration by agencies with the appropriate authority, subject to separate environmental analysis, of adjustments to the regional land coverage regulations to promote affordable housing density. Any changes to land coverage regulations, or alternatively height limitations, require Regional Plan and water quality plan (208 Plan) amendments. Offsets may be required to ensure that there are no adverse water quality impacts resulting from the changes.

Because adoption of the Housing Element update, in itself, would not directly cause or approve any ground disturbing activities, it could not violate water quality standards or waste discharge requirements. No specific construction projects are approved as part of Housing Element adoption. Thus, implementation of the proposed actions being analyzed could not substantially deplete groundwater supplies, lower the groundwater table, or alter existing surface drainage or groundwater patterns. No cuts or excavations of any aquifer, nor direct additions to or withdrawals from groundwater are authorized.

The majority of the 100-year floodplain in South Lake Tahoe surrounds the Upper Truckee River. There are a few developed areas along the Upper Truckee River located within the 100-year floodplain. However, the Tahoe Keys area (located adjacent to Lake Tahoe) and the Bijou Creek area are susceptible to flooding and are located within the 100-year floodplain. Flooding in these areas occurs in response to rainfall and rain-on-snow events. Flooding

in the residential areas is associated with inadequate drainage facilities for conveyance of storm water runoff. The other major creek in the area surrounded by the 100-year floodplain is Trout Creek. There are also small areas within the 500-year floodplain around Bijou Creek, Trout Creek, and the Upper Truckee River.

Some of the flood areas are also located within the Stream Environment Zones (SEZs) delineated by TRPA. SEZ is the term used by TRPA to denote the perennial, intermittent and ephemeral streams, meadows and marshes, and other areas of near surface water influence within the Tahoe Basin. TRPA defines an SEZ as “generally an area which owes its biological and physical characteristics to the presence of surface or ground water.” SEZs, among numerous other functions, convey surface runoff from upland areas to water courses and tributaries to the lake.

TRPA requires property owners to install infiltration facilities designed to protect water quality by ensuring that runoff from up to the 20-year, one-hour storm is contained on-site for all development in the Lake Tahoe Basin. BMPs have long been required for new construction projects. Existing development in South Lake Tahoe, located within Priority 2 watersheds, were required to be BMP compliant by October 15, 2006. Development in Priority 3 watershed areas must be BMP compliant by October 15, 2008. To help address water quality issues, the City’s rehabilitation loan program also funds implementation of BMPs.

The City of South Lake Tahoe adopted a Drainage Master Plan (DMP) in February 2008 that identifies the public storm drain improvements necessary to serve a major portion of the city at build-out. The City is currently (2008) exploring funding mechanisms to pursue the area-wide application of storm water BMPs. These area-wide BMPS would significantly reduce nutrient loads from surface runoff, and remove much of the burden from individual homeowners.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Discussion: No specific construction projects will be approved as part of Housing Element Update and there will be no changes to the physical environment (environmental effects) that directly result from the Housing Element Update. The Housing Element identifies only a broad housing need. There are, however, land use decisions that will change land use plans and create policy when decisions on this proposed Housing Element update are made. These decisions will facilitate future projects that will be subject to separate CEQA compliance responsibilities, where required by law.</p> <p>Some programs direct further work that would potentially be subject to separate, future CEQA analysis. Specifically, Programs 2-8 (<i>Analysis of Conservation Lands</i>) and 2-9 (<i>Workforce Housing on Conservation Lands</i>) propose an analysis of California Tahoe Conservancy and United State Forest Service lands for potential workforce housing development. However, the development of residential units on these lands, if it were to occur, would be subject to goals, policies and programs under the TRPA Regional Plan and South Lake Tahoe General Plan relating to land use, and will still be evaluated on an individual project basis to determine site specific be subject to environmental review.</p> <p>Other programs make recommendations to other agencies and the City does not have the authority to require compliance with the suggestions. Specifically, Programs 2-18 (<i>Mitigation of TRPA Regulations</i>), and 4-4 (<i>Increased Land Coverage for Accessibility</i>) require action by TRPA.</p> <p>No habitat conservation plans or natural community conservation plans apply to the urban area of South Lake Tahoe.</p>				

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There are no known mineral resource areas or mining operations located within the city limits. No nonrenewable natural resource could be substantially depleted as a result of the Housing Element Update.				

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XI. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Typically noise is defined as “unwanted sound” which is a subjective reaction to characteristics of a physical phenomenon. Researchers for many years have grappled with the problem of translating objective measurements of sound into directly correlated measures of public reaction to noise. TRPA has adopted noise standards for the Tahoe region. The noise thresholds are Community Noise Equivalent Level (CNEL) values for the various land use categories and single event (Lmax) standards for specific noise sources. The CNEL is the metric used by TRPA for determining land use compatibility. It is the annual weighted average cumulative noise level (hourly Leq over a 24-hour day, except that an additional +4.77 decibel penalty is applied to evening hours, 7:00 p.m. to 10:00 p.m) represented by the repeated number of operations, or measured noise levels, throughout a 24-hour period. The outdoor CNEL threshold standard for background noise levels within residential areas is 55 dBA. No one activity, nor combination of activities, shall exceed this CNEL level. CNELs are calculated pursuant to Section 23.4 of the TRPA Code of Ordinances. See TRPA Code of Ordinances Appendix 4, Noise Appendix, for a table displaying descriptive examples of sound levels. New construction must occur within the hours of 0800 and 1830.

No specific construction projects will be approved as part of Housing Element and consequently no noise related environmental impacts will occur.

Groundborne vibration is not an issue typically associated with residential development.

The City’s Lake Tahoe Airport’s land use plan affects a number of residential areas. The airport is strictly regulated with regard to permissible noise levels. Such restrictions limit the type of aircraft that can fly into the

airport. Thus, airport-related noise impacts on residential areas are not typically a problem and are not characterized as “severe noise levels.” In fact, some of the residential properties near the airport are considered most desirable due to the fact that the airport’s runways are located in the Upper Truckee River’s meadow system, which provides a spectacular setting. There are no private airstrips in the vicinity.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Discussion: The Background Report of the proposed Housing Element Update, itself, offer a detailed assessment of the housing situation in South Lake Tahoe and the governmental and nongovernmental constraints that affect the quantity and quality (condition) of housing produced. They should be referred to for more complete background information that describes the factors affecting South Lake Tahoe’s housing environment, including special needs housing.</p> <p>No specific construction projects will be approved as part of Housing Element Update and it will not result in changes to the physical environment (environmental effects). New housing policies and programs that change the way housing development is allocated and distributed within the Lake Tahoe Basin, affecting the amount of housing units to be constructed, will be subject to separate environmental analysis by the appropriate agency. That agency is typically not the City of South Lake Tahoe, as it is not the City’s regulations that constrain new housing construction starts (see Housing Element, <i>Potential Housing Constraints</i>).</p> <p>Like other resort communities, the Tahoe Basin offers ample housing choices for high-income households. Low-income families – often comprising the workforce within the city’s service-based economy – and more recently, middle income professionals are finding difficulty in locating and retaining housing for both rental and ownership. The seasonal workforce also has difficulty in meeting its housing needs, which tends to be different than the needs of families and other longer-term locals. While there is sufficient housing stock in terms of number of units in South Lake Tahoe, many units are second homes and are therefore not available to meet permanent rental housing demand. Also like other resort communities, Tahoe basin homeownership is a desirable commodity not only to local residents, but also to the people looking to purchase a vacation property. Based on the 2000 U.S. Census, seasonal housing makes up more than a quarter of the city’s housing stock. The second home market in South Lake Tahoe increases competition for homebuyers and is a force that drives up prices.</p> <p>Nationwide, and especially in South Lake Tahoe, workers such as police officers, teachers, firefighters, and nurses are having difficulty finding safe, affordable homes in the communities that they serve. In South Lake Tahoe, the homes that these workers can afford are often substandard and do not meet their expectations. Many of these middle-income workers commute more than an hour each way from communities outside of the Basin where they can find higher quality affordable homes.</p> <p>While the city of South Lake Tahoe contains the majority of the Tahoe Region’s deed restricted affordable and subsidized housing stock, the number of deed restricted units is insufficient to meet demand. This difficulty in</p>				

finding affordable, decent, safe and sanitary housing units is exacerbated by the fact that South Lake Tahoe incomes tend to be lower overall than incomes in El Dorado County. Because county incomes are used to determine lower and moderate income categories and associated deed restricted affordable rents, such rents often are too costly to people who make service industry wages in South Lake Tahoe.

As this discussion demonstrates, simply increasing the amount of new housing that could be constructed, without ownership or affordability restrictions, could potentially result in the creation of second homes without a commensurate local benefit of additional housing being created for the local workforce. That is why this Housing Element update's programs and policies to respond to the identified needs considering our current housing market by focusing on the needs of the local workforce, addressing long-term affordable ownership opportunities for lower- and moderate-income households, allowing a variety of housing choices, and promoting the preservation and rehabilitation of existing housing resources.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: No specific construction projects will be approved as a part of the Housing Element Update and it will not directly result in changes to the physical environment (environmental effects). Thus, the implementation of the proposed actions could not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities.

The following is a brief description of the various public services in South Lake Tahoe:

- **Fire Protection:** The South Lake Tahoe Fire Department operates three staffed fire stations and one unstaffed station. As of February 2008 the South Lake Tahoe Fire Department staff consists of one fire chief, one administrative secretary, four division chiefs, nine captains, nine engineers, and 18 firefighters (ten of which are licensed paramedics). The South Lake Tahoe Department also enlists the help of 17 non-paid reserve firefighters. The South Lake Tahoe Fire Department receives approximately 3,000 calls to dispatch per year.
- **Law Enforcement:** The City of South Lake Tahoe operates and maintains a full-service police department. The department consists of 43 sworn officers and 21 non-sworn staff operating out of one police station. The South Lake Tahoe Police Department receives an average of 33,000 police service calls annually.
- **Schools:** LTUSD maintains K-12 grade educational facilities for residents of South Lake Tahoe and surrounding areas. LTUSD operates four elementary schools, one middle school, one high school, and various special education and alternative education facilities. LTUSD has experienced a decline in student enrollment since 1995 and is expected to stabilize in the year 2012.

Residential development provided for in the Housing Element Update will be on land already designated under the Plan Area Statements for residential uses. Proposed residential development will be evaluated on an individual project basis to determine site specific public service impacts, including impacts to fire protection, police protection, and schools that may occur.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Discussion: No specific construction projects will be approved as a part of the Housing Element Update and it will not directly result in changes to the physical environment (environmental effects). Thus, the implementation of the proposed actions could not result in an increased need for recreational opportunities.</p> <p>The Tahoe Basin has an abundance of recreational opportunities as outdoor recreation and visitation associated with Lake Tahoe is the primary economic engine of the city. There are a variety of recreational facilities operated by the City, State, and Federal governments as well as several private facilities.</p> <p>Consequently, local housing is being supported by quality recreation opportunities. Program 7-2 (<i>Amenities for New Residential Development</i>) also requires adequate on-site amenities as part of housing project development of eight or more units.</p>				

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Discussion: No specific construction projects will be approved as a part of the Housing Element Update and it will not directly result in changes to the physical environment (environmental effects). Thus, it could not result in air traffic patterns for the airport, increase hazards, affect LOS or traffic, present patterns of circulation or movement of people/goods, or other alterations to waterborne, rail, or air traffic.</p> <p>Parking requirements associated with residential uses are as follows:</p> <ul style="list-style-type: none"> ▪ Single-family: 2 spaces per unit ▪ Multi-family: 2 spaces per unit ▪ Employee housing: 2 spaces per unit ▪ Multi-person dwelling: 1 space per 2 beds; and 1 space per 10 beds (guest parking) ▪ Nursing and personal care facility: 1 space per 3 beds; and 1 space per employee ▪ Residential-care: 1 space per 4 beds; and 1 space per live-in employee; and 1 space per 5 beds (guest parking) ▪ Condominium: 1 space per unit; and ½ space per bedroom ▪ Vacation rentals or guest houses: 1 space per unit; and ½ space per bedroom ▪ Secondary residence: 1 space per unit; and ½ space per bedroom <p>The City and TRPA Codes provide for the submittal of a justification for the case-by-case reduction of parking requirements. This performance-based standard has resulted in 50 percent parking reductions being granted to</p>				

recent deed-restricted affordable housing projects in South Lake Tahoe. All parking reductions granted must consider snow removal conditions, during which vehicles parked on the street are towed, as they interfere with snow-removal activities. Therefore, creating too little parking adversely affects residents, which is why case-by-case analysis of the use is important as to whether reductions should be granted.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Discussion: No specific construction projects will be approved as a part of the Housing Element Update and it will not directly result in changes to the physical environment (environmental effects). Levels of development proposed in the Housing Element update are consistent with that which was analyzed in the TRPA Regional Plan, which concluded that appropriate infrastructure is available.</p> <p>The following is a brief description of the various utilities in the city of South Lake Tahoe:</p> <ul style="list-style-type: none"> Water Distribution. The South Tahoe Public Utility District (the District) provides water service to the majority of the city of South Lake Tahoe. The water supply originates from 14 active wells and is stored in 22 holding tanks. The District currently (2007) owns a total maximum water allocation of 9,528 acre feet per year, which is anticipated to be available though at least 2030. Based on projected demands, groundwater extractions will be approximately 7,600 acre feet per year in 2010 and 8,000 acre feet per year in 2015. At this time, the District has adequate capacity to service its current users as well as provide for future development. Three smaller water providers (and several individual private wells) also serve South Lake Tahoe. Tahoe Keys meets all standards. Lakeside Park has the ability to filter lake water and to bypass the filter if necessary to meet fire flows. The Lukins Brothers' Water System, a privately-owned water-supply system, does not meet City Fire Code requirements for minimum fire flows for the primarily residential (and several commercial) properties that it serves (Tamarack, part of Tahoe 				

Island, a small portion of Gardner Mountain, and Lukins Tract subdivisions). Multi-family developments in these areas have been required to install fire sprinkler systems. In addition, property owners must pay about 45 percent more in insurance due to the risk of fire. The Lukins Brothers Water Company recognizes the need to upgrade its system. The necessary upgrades would cost an estimated \$18 million, and the private water company does not currently (2007) have the financial capacity to upgrade its service. The building division and fire department carefully review development that occurs within the area of the city connected to the Lukins Brothers' Water system, and propose appropriate mitigation measures.

- **Wastewater Collection.** STPUD's collection system and wastewater treatment plant processes an average 4.5 million gallons per day (MGD), 100 percent of which is recycled and pumped over Luther Pass 27 miles to the south into Alpine County where it is used for ranch irrigation. Historic, current, and predicted future wastewater generation is well within the advance treatment plant's 7.7 MGD capacity. The Porter-Cologne Act requires that all wastewater be exported out of the Tahoe Basin watershed, leaving no opportunities for re-use of wastewater within the city except for catastrophic fire suppression in a small limited area.
- **Stormwater Drainage.** The stormwater conveyance system in South Lake Tahoe is composed of open drainage ways, ditch systems, retention/detention ponds and gravity storm drainage pipelines. Several of the ponds do not have sufficient capacity to contain the 100-year flow event. The City of South Lake Tahoe adopted a Drainage Master Plan (DMP) in February 2008 that identified public storm drain improvements necessary to serve a major portion of the city at build-out. The loss in clarity of Lake Tahoe has been attributed to increased human activities such as urbanization within the watersheds tributary to the lake and from atmospheric deposition from sources in the watershed and from regionally adjacent areas. Although numerous stormwater Best Management Practices (BMPs) have been implemented to reduce pollutant loads in surface runoff, the water quality of the lake has not improved to desired levels. Therefore, enforceable restrictions on nutrients and sediment in stormwater runoff, such as Numeric Effluent Limits and Total Maximum Daily Loads (TMDLs) are being established. Proposed residential development of these sites will still be evaluated on an individual project basis to determine site specific impacts on runoff and stormwater drainage that may occur.
- **Solid Waste Collection.** Solid waste services for South Lake Tahoe are provided by South Tahoe Refuse (STR). Solid waste is processed in STR's facilities within the city and ultimately ends up in the Lockwood Regional Landfill in Sparks, Nevada. The State-permitted capacity of the solid waste facility is 370 tons per day and the actual load is between 200 and 250 tons per day. The landfill has a capacity of approximately 43 million tons. Based on current generation rates, the landfill expects to reach capacity in the year 2025. Large-scale expansions to the facility are expected before capacity is reached.

The Housing Element Update does not introduce new areas to urban development or change the intensity of development that is allowed under the existing Plan Area Statements. Furthermore, City General Plan and TRPA Regional Plan policies that address issues related to utilities and service systems will be applied for sites as they are proposed.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Discussion: The proposed project does not have impacts that will cause substantial adverse effects on the environment as documented on this checklist.</p> <p>The proposed project does not result in new cumulative impacts not previously disclosed that are individually limited but cumulatively significant. The purpose of the Housing Element is to identify current and projected housing needs and set forth goals, policies, and programs that address those needs. The Housing Element has been prepared to meet the requirements of State law and local housing objectives.</p> <p>The proposed project does not have impacts that will cause substantial adverse effects on human beings, either directly or indirectly as documented on this checklist.</p> <p>The responses found within this environmental checklist describe why the proposed Housing Element Update will not have any significant adverse environmental effects.</p>				

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Teri Jansen
Signature

7/22/08
Date

PREPARERS

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AGENCIES, ORGANIZATIONS, AND PERSONS CONSULTED

City of South Lake Tahoe, Community Development Department

DOCUMENTS CONSULTED

City South Lake Tahoe Draft General Plan, 2008

Tahoe Regional Planning Agency Regional Plan, 1987

California Department of Toxic Substances Control Hazardous Waste and Substances Site List (Cortese List)
website (<http://www.envirostor.dtsc.ca.gov/public/>)