



CEQA APPENDIX G:

ENVIRONMENTAL CHECKLIST FORM NOTE: The following is a sample form and may be tailored to satisfy individual agencies' needs and project circumstances. It may be used to meet the requirements for an initial study when the criteria set forth in CEQA Guidelines have been met. Substantial evidence of potential impacts that are not listed on this form must also be considered. The sample questions in this form are intended to encourage thoughtful assessment of impacts, and do not necessarily represent thresholds of significance.

1. Project title: Amendments to Plan Area Statement (PAS) 111, Tahoe Island
2. Lead agency name and address:
Planning Division, City of South Lake Tahoe, 1052 Tata Lane, South Lake Tahoe, California, 96150
3. Contact person and phone number: (1) John Hitchcock, Planning Manager, City of South Lake Tahoe, (530) 542-7472; and (2) A. Lyn Barnett, AICP, Principal, Wells Barnett Associates, LLC, (775) 580-7478, representative for the Project Sponsor
4. Project location: Tahoe Island Neighborhood, South Lake Tahoe (see attached map)
5. Project sponsor's name and address:
South Tahoe Association of Realtors (STAOR) 2307
James Avenue, South Lake Tahoe, CA 96150
6. General plan designation: High Density Residential
7. Zoning: Plan Area Statement 111, Tahoe Island, Special Area (SA) No. 2
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.)
Two actions are requested: (1) Amend the list of permissible uses in PAS 111, SA No. 2, by adding "local assembly and entertainment" as a special use, and (2) Amend Special Policy 6 in PAS 111 to add "local assembly and entertainment" to the list of land uses that are only permissible on parcels located east of Tahoe Keys Boulevard in SA No. 2.
9. Surrounding land uses and setting: Briefly describe the project's surroundings:
North: Single family residences and vacant public land. South: Mixed-use/highway oriented commercial. East: Vacant private and public. West: Low density multi-family residential.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
(1) Tahoe Regional Planning Agency.
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?
The City of South Lake Tahoe notified Native American Tribes in February 2020 regarding the opportunity for consultation and no requests for consultation were received.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the

environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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 and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <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"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

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.

Signature 

Date May 20, 2021

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

SAMPLE QUESTIONS

Issues:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/> |

II. AGRICULTURE AND FORESTRY 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the [Forest and Range Assessment Project](#) and the [Forest Legacy Assessment project](#); and forest carbon measurement methodology provided in [Forest Protocols](#) adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
precursors)?				
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"/>
<u>IV. BIOLOGICAL RESOURCES:</u>				
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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
VII. <u>GREENHOUSE GAS EMISSIONS.</u> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VIII. <u>HAZARDS AND HAZARDOUS MATERIALS.</u> 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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
IX. <u>HYDROLOGY AND WATER QUALITY.</u> Would the project:				
a) Violate any <u>water quality standards or waste discharge requirements</u> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete <u>groundwater</u> 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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
<u>X.</u> <u>LAND USE AND PLANNING.</u> 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 type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known <u>mineral resource</u> 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"/>
XII. 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"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING. Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |

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

XV. 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

XVI. TRANSPORTATION/TRAFFIC.

Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards 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) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Less Than Significant		
Potentially Significant Impact	with Mitigation Incorporated	Less Than Significant Impact	No Impact

XVII. TRIBAL CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. 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"/>
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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"/>
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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"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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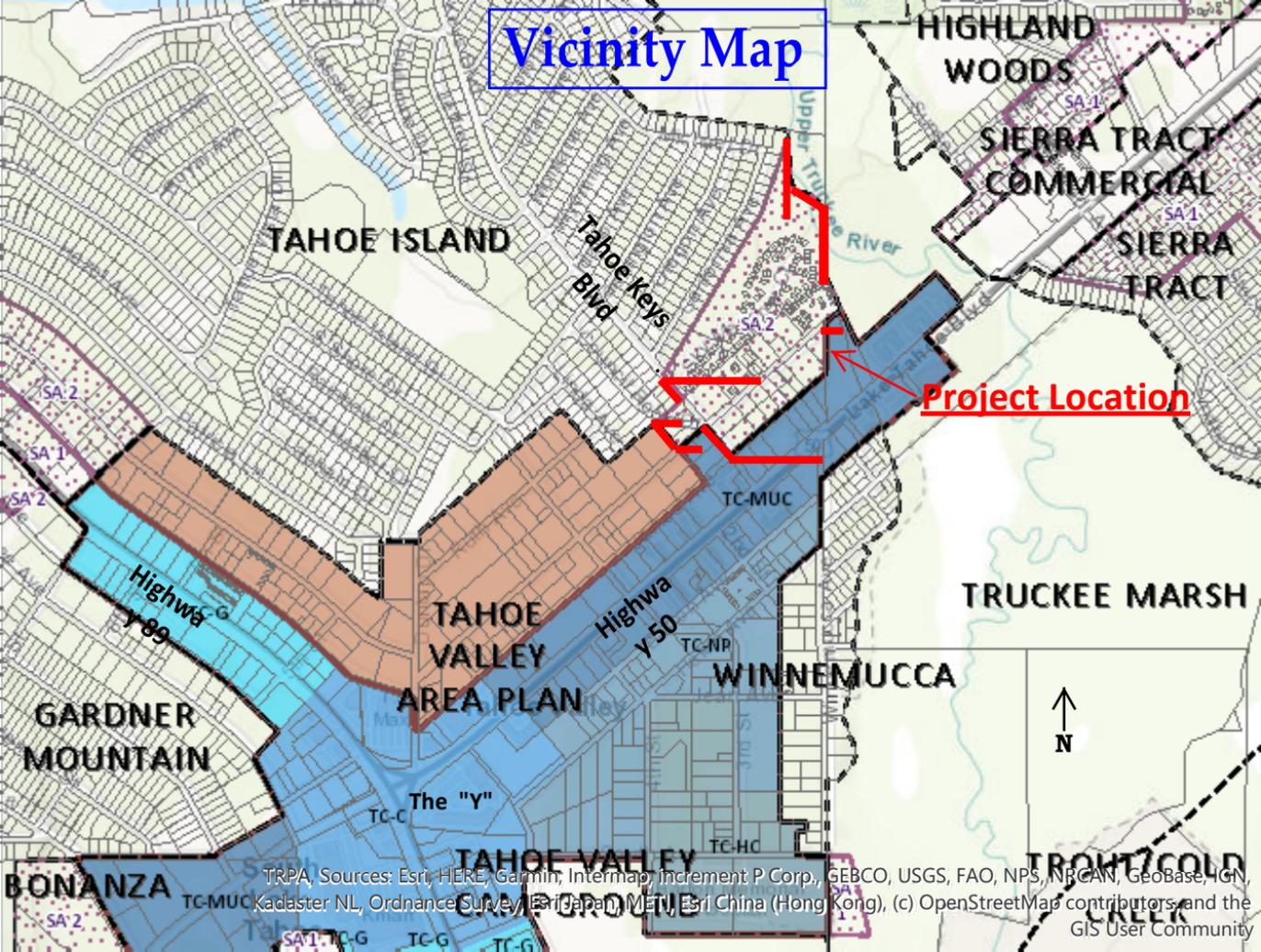
g) Comply with [federal](#), [state](#), and local statutes and regulations related to solid waste?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XIX.</u> 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Authority cited: Sections [21083](#) and [21083.05](#), [21083.09](#) Public Resources Code. Reference: [Section 65088.4](#), Gov. Code; Sections [21073](#), [21074](#) [21080\(c\)](#), [21080.1](#), [21080.3](#), [21083](#), [21083.05](#), [21083.3](#), [21080.3.1](#), [21080.3.2](#),[21082.3](#), [21084.2](#), [21084.3](#), [21093](#), [21094](#), [21095](#), and [21151](#), Public Resources Code; [Sundstrom v. County of Mendocino](#), (1988) 202 Cal.App.3d 296; [Leonoff v. Monterey Board of Supervisors](#), (1990) 222 Cal.App.3d 1337; [Eureka Citizens for Responsible Govt. v. City of Eureka](#) (2007) 147 Cal.App.4th 357; [Protect the Historic Amador Waterways v. Amador Water Agency](#) (2004) 116 Cal.App.4th at 1109; [San Franciscans Upholding the Downtown Plan v. City and County of San Francisco](#) (2002) 102 Cal.App.4th 656.

Vicinity Map



TRPA, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

RESPONSES TO CEQA CHECKLIST
City of South Lake Tahoe
Amendments to Plan Area Statement 111, Tahoe Island

I. AESTHETICS

Responses to Questions a), b), c) and d).

No impact. The Project consists of amendments to Plan Area Statement (PAS) 111, Tahoe Island. PAS are zoning regulations jointly adopted by the City of South Lake Tahoe and the Tahoe Regional Planning Agency. This proposed Project adds *local assembly and entertainment* as a special use to the list of permissible public service uses allowed in the eastern portion of Special Area Number 2. Special areas are subsets of a PAS and have lists of allowed and special uses that are different from the General List of allowable land uses otherwise allowed in the PAS.

The Project does not include any new construction and there will be no impacts to aesthetics for this reason. *Local assembly and entertainment* is a public service use, and as such, would only be allowed on properties developed with public service space. Development of public service space would be subject to design and development standards applicable to other uses already allowable in PAS 111. Any future *local assembly and entertainment* use proposed in the affected Special Area of PAS 111 must be reviewed by the City of South Lake Tahoe and Tahoe Regional Planning Agency as a special use, which is a discretionary action by both agencies and subject to certain findings.

These special use findings are designed to protect the health, safety, welfare and enjoyment of property by surrounding property owners. If construction is proposed it would be reviewed for potential scenic impacts to U.S. Highway 50, which is a designated TRPA scenic travel route. The construction would also be reviewed against City and TRPA design regulations which affect building height, land coverage, and other site development features intended to conform the appearance of the property consistent with design requirements and guidelines applied throughout South Lake Tahoe.

II. AGRICULTURE AND FOREST RESOURCES

Responses to Questions a), b), c), d), and e).

No impact. There are no current or anticipated agricultural lands in the affected area and the proposed Project will have no impacts to agriculture for this reason. The area affected by the proposed PAS amendments is urban land that is not currently zoned as forest land, timberland, or Timberland Production as defined in California Public Resource Code sections 12220(g), 4526, and 51104(g), respectively. Therefore, no forest resources, including but not limited to Timberland, as defined in the cited sections of the California Public Resources Code, will be affected from the proposed amendments to PAS 111.

III. AIR QUALITY

Response to Question a).

No Impact. The El Dorado County Air Quality Management District (EDCAQMD) is the agency primarily responsible for ensuring that national and state air quality standards are not exceeded and that air quality conditions are maintained through a comprehensive program of planning, regulation, enforcement, and technical innovation. A project is conforming to EDCAQMD air quality planning efforts if projected emission of reactive organic gases (ROG) and nitrogen oxides (NOx) from the project are equal to or less than the emissions anticipated for the site if developed under the existing land use designation. The proposed plan area amendments would have no potential air quality impacts in and of themselves, and would not, therefore, affect implementation of the El Dorado County AQP according to Mike D'Amico with the El Dorado County Air Quality Management District (A. Lyn Barnett, AICP, personal communication, December 2, 2019). PAS 111 currently allows uses such as professional offices, health care services, nursery and general merchandise stores which would be projected to generate similar levels of emissions as the proposed local assembly and entertainment use. Future *local assembly and entertainment* activities, if any, would be reviewed for potential impacts if the use is proposed on one or more of the properties affected by the proposed Project.

Response to Questions b) and c).

Less than Significant with Mitigation Incorporated. In accordance with the federal Clean Air Act, TRPA designated PAS 111, SA No. 2 as a carbon monoxide (CO) Maintenance Area in Subsection 65.2.3.D.2 of the TRPA Code of Ordinances. This designation, however, has been removed by the U.S. Environmental Protection Agency (EPA) and the TRPA Code of Ordinances is out of date for this reason (Source: December 2019, personal communication with Karen Fink, TRPA). This designation by TRPA, although no longer necessary – but still a regulatory consideration - lowers the threshold for when a TRPA traffic analysis is required for projects that potentially increase traffic to and from properties within a 300-foot distance from U.S. Highway 50. The normal threshold for a traffic analysis is 200 new daily vehicle trip ends (DVTE), which is reduced to 100 additional DVTE for properties located in the 300-foot highway corridor. There are approximately seven parcels in SA No. 2 that are partially located within this corridor that could be affected by TRPA CO Maintenance Area requirements for new *local assembly and entertainment* land uses. One of the components of a TRPA traffic analysis is an examination of

air quality impacts to regional and sub-regional air quality from potential CO increases. Pursuant to Subsection 65.2.4.C of the TRPA, these impacts may be offset through the payment of regional and cumulative impact mitigation fees or other measures to offset new air quality impacts. Since new DVTE is a function of room size; frequency and duration of use; and changes in use; additional CO generation would be determined on a case by case basis for any new *local assembly and entertainment uses* proposed in the project area.

Response to Question d).

No impact. See response to Question a), above.

Response to Question e).

No impact. *Local Assembly and Entertainment uses* do not, by nature, generate objectionable odors since they typically only involve congregations of people for meetings and similar activities.

IV. BIOLOGICAL RESOURCES

Response to Questions a), b), c), and d).

No impact. A map and list of potential candidate-sensitive, or special status species was generated using the U. S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) online data base. Several species were identified in the South Lake Tahoe Quadrant, which includes the project area. However, the primary habitat for these species is the wetland/meadow lands adjacent to, or within, natural/undisturbed areas adjacent to the Upper Truckee River. None of these meadow land habitats are within the affected project area and no impacts to these species are expected for this reason. The affected area is primarily urban upland forest or developed/manicured meadowland within Sky Meadows, an existing residential condominium development.

Response to Questions e) and f).

No impact. There are no habitat conservation or natural community conservation plans in the area affected by the proposed PAS amendments, either at the local, regional or state levels. (Source: California Natural Community Conservation Plans Map, April 2019, California Department of Fish and Wildlife.)

V. CULTURAL RESOURCES

Response to Question a).

No Impact. There are no designated federal, state, regional or local historic resources in PAS 111, SA No. 2. The proposed amendment to PAS 111 to allow the local assembly and entertainment use, with approval of a Special Use Permit, does not increase the potential for

new development or ground disturbance beyond the baseline condition, therefore additional impacts to historic resources is not anticipated.

Response to Question b).

No Impact. The affected area does not contain any known archaeological resources, as defined in California Code Section 15064.5. The proposed amendment to PAS 111 to allow the local assembly and entertainment use, with approval of a Special Use Permit, does not increase the potential for new development or ground disturbance beyond the baseline condition, therefore additional impacts to archaeological resources is not anticipated.

Response to Question c).

No Impact. There are no known paleontological or unique geologic features within PAS 111. The proposed amendment to PAS 111 to allow the local assembly and entertainment use, with approval of a Special Use Permit, does not increase the potential for new development or ground disturbance beyond the baseline condition, therefore additional impacts to paleontological or geologic resources is not anticipated.

Response to Question d).

No Impact. The proposed amendment to PAS 111 to allow the local assembly and entertainment use, with approval of a Special Use Permit, does not increase the potential for new development or ground disturbance beyond the baseline condition, therefore additional impacts to human remains is not anticipated.

VI. GEOLOGY AND SOILS

Response to Questions a-i), and a-ii).

No Impact. This potential effect is the same as those analyzed in the City of South Lake Tahoe General Plan EIR (2011); therefore, this analysis tiers from the General Plan EIR. The intention of the Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code Sections 2621–2630) is to reduce the risk to life and property from surface fault rupture during earthquakes by regulating construction in active fault corridors and prohibiting the location of most types of structures intended for human occupancy across the traces of active faults. The act defines criteria for identifying active faults, giving legal support to terms such as active and inactive, and establishes a process for reviewing building proposals in Earthquake Fault Zones. As defined by the Alquist-Priolo Earthquake Fault Zoning Act, an active fault is one that has had surface displacement within Holocene time or the last 11,000 years.

PAS 111 is located in the Sierra Nevada-Great Basin seismic belt. Based on the Division of Mines and Geology Special Publication 42 (CGS 2007), the project area is not located in an Alquist-Priolo Earthquake Fault Zone. The closest Alquist-Priolo Earthquake Fault Zone is the Genoa fault located southeast of the city and outside the Tahoe Basin. Four known faults run through

the city. These are approximately located fault traces, some associated with the Tahoe Valley Fault Zone, and are not known to be active. The relatively minor and inactive faults have shown no history of fault ruptures and do not meet the criteria for building restrictions under the Alquist-Priolo Earthquake Fault Zone Act. The risk of fault rupture is considered relatively low (South Lake Tahoe 2011b, pp. 4.8-13 and 4.8-28). The City adopted the California Building Code, and therefore all structures proposed in the plan area would be designed and constructed in accordance with design requirements of the applicable Seismic Zone, which would minimize risks associated with seismic ground shaking and seismic-related ground failure. The proposed amendment to PAS 111 to allow the local assembly and entertainment use, with approval of a Special Use Permit, does not increase the potential for new development or ground disturbance beyond the baseline condition, therefore, the risk of fault rupture and ground shaking is a less than significant impact.

Response to Question a-iii).

No Impact. The area affected by the proposed PAS amendments is not within water-saturated soils commonly found in wetland and stream environment zone (SEZ) areas, except in an existing residential planned development (Sky Meadows). (Source: U.S. Department of Agriculture, Natural Resources Conservation Service. 2007. Soil Survey of the Tahoe Basin Area, California and Nevada). Water-saturated soils have a higher risk for ground failure and liquefaction. The City adopted the California Building Code, and therefore all structures proposed in the plan area would be designed and constructed in accordance with design requirements of the Building Code, which would minimize risks associated with seismic liquefaction and seismic related ground failure. Adding an allowable land use does not change the risk impact associated with liquefaction as commercial structures, meeting all design requirements, are currently allowed.

Response to Question a-iv).

No Impact. The area affected by the proposed PAS amendments is nearly flat. There is no evidence of past landslides and no evidence of any landslide hazards in the affected area. In addition, no landslides are recorded with the State of California in the project area. (Source: California Department of Conservation, California Geological Survey, online database, www.maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=landslides.)

Response to Question b and c).

Less than Significant Impact. Soils in the area affected by the proposed PAS amendments are Christopher-Gefo complex, 0 to 5 percent slopes (Map Unit 7444). Landslide potential is not noted for these soils, except for slight risk associated with the construction of haul roads and log landings, which are not proposed. (Source: United States Department of Agriculture, Natural Resources Conservation Service. 2007. Soil survey of the Tahoe Basin Area, California and Nevada.)

Mapped Tahoe Regional Planning Agency (TRPA) land capability districts in the project area are

Class 1B, Stream Environment Zone; and Class 7, non-sensitive land. Soil erosion potential is typically low in Land Capability District 7 soils. Class 1B soils can be highly erodible if graded or disturbed. For this reason, no new land coverage or new permanent disturbance is allowed by TRPA in their Regional Plan and Code of Ordinances. New construction would be reviewed for potential soil erosion impacts and appropriate mitigation measures applied for the construction as required in the TRPA Code of Ordinances. Adding an allowable land use to PAS 111, Special Area 2 does not affect the risk impacts associated with soils.

Response to Question d).

No impact. Christopher-Gefo complex soils (Map Unit 7444) are found in glacial outwash plains characterized by well-drained loamy coarse sand and well-drained gravelly loamy coarse sand soil horizons. The shrink-swell potential of these soils is low (i.e., non-expansive). (Source: United States Department of Agriculture, Natural Resources Conservation Service. 2007. Soil survey of the Tahoe Basin Area, California and Nevada.) All proposed structures in the plan area are subject to compliance with the California Building Code, and therefore all structures proposed in the plan area would be designed and constructed in accordance with design requirements of the Building Code. Adding an allowable land use does not change the risk impact associated with liquefaction as commercial structures, meeting all design requirements, are currently allowed.

Response to Question e).

No impact. The affected neighborhood is served by sanitary sewer through the South Tahoe Public Utilities District (STPUD), and onsite sewage disposal is prohibited in Section 13950 of the Porter Cologne Water Quality Act.

VII. GREENHOUSE GAS EMISSIONS

Responses to Questions a) and b).

No impact. The City of South Lake Tahoe adopted a Climate Action Plan (CAP) in 2020 establishing Renewable Energy and Carbon Emissions Reduction Goals for the City. These goals include 50% municipal renewable energy by 2025, 100% municipal renewable energy by 2032, and 100% community renewable electricity by 2032. The resolution additionally outlines the emissions reduction targets of a 50% reduction in community-wide emissions by 2030 and an 80% reduction in community-wide emissions by 2040. The City's CAP includes 14 strategies and 27 actions that would help reduce community-wide GHG emissions. The CAP includes a land use strategy to "use incentives for zoning and transit-oriented development to site new development near jobs and transit, enabling a greater percentage of the workforce to live near work and transit." PAS 111, Special Area 2 is in an area already developed with commercial and residential uses in close proximity and a transit opportunity one block to the south on Lake Tahoe Blvd.

TRPA has adopted a VMT threshold standard of 6.8% reduction in VMT per capita, from the 2018 baseline, by 2045 and interim reduction targets to assess progress. TRPA has also established a framework to assess whether a development project would have a significant VMT impact and how projects would be required to mitigate those impacts. Although the framework requires all projects to mitigate VMT impacts through payment of a Mobility Fee, projects that are found to generate VMT above a screening threshold are required to integrate additional mitigation measures in to their project. TRPA has adopted the following project impact assessment screening thresholds depending on project location:

1. Town and regional centers and their half-mile buffer: The VMT equivalent of 200 DVTE: 1,300 VMT
2. All other areas of the region: The VMT equivalent of 110 DVTE: 715

PAS 111, Special Area 2 is adjacent to the Tahoe Valley Town Center and the entire special area is within a half mile of the Town Center. Mitigation measures required for projects that are not screened are determined during the VMT analysis and project review. Projects may implement different mitigation strategies depending on circumstances such as use, operations, and location.

The proposed amendment to PAS 111, Special Area 2 does not include any new construction. However, future construction of new local assembly facilities could occur as a result of the amendment. The PAS currently allows for land uses that have the potential to generate additional VMT that would be evaluated for mitigation requirements if proposed (i.e. churches, schools, day care centers, and general merchandise stores). Therefore, the PAS amendment would not be expected to result in impacts beyond those that could occur under the current allowable land uses.

VIII. HAZARDS AND HAZAROUS MATERIALS

Responses to Questions a), b) and c).

No impact. No known or anticipated hazardous materials are required for operation of *local assembly and entertainment* land uses. These uses are typically limited to meetings, trainings, social events, and similar activities which are not associated with any particular or known hazards.

Responses to Question d).

No impact. The project area affected by the proposed Plan Area Statement amendments does not contain any sites that are on the California hazardous materials sites compiled in accordance with Section 65962.5 of the California Government Code. It is not anticipated that any activities allowed under the definition of *local assembly and entertainment* would involve hazardous materials and no special precautions or mitigation measures are required for this reason.

It is unlikely that hazardous materials or hazardous waste would be encountered in the project area based on a review of the Geo Tracker for Hazardous Materials (Source: <http://geotracker.waterboards.ca.gov/>). There are no listed sites within the project area.

The affected area is located in a portion of Census Tract 6017030401. A review of the California Office of Environmental Health Hazard Assessment website map of hazardous materials (Source: <https://oehha.ca.gov/calenviroscreen/indicator/hazardous-waste-generators-and-facilities>) indicates that this census tract contains one Treatment Storage and Disposal Facility (TSDF), the Liberty Energy/CalPeco South Lake Tahoe Operations Center (site GEN_EPA_ID CAL00361009) located approximately 0.45 miles to the west of the project area. There were no sites identified on the California Hazardous Waste and Substances list (CORTESE). There were no gasoline service stations or other facilities identified in the project area identified for site clean-up on the CalEPA website (Source: <https://calepa.ca.gov/sitecleanup/corteselist/>). In addition, no cease and desist or abatement orders were issued by CalEPA in the project area.

Response to Question e).

Less than significant. In September 2019, the City of South Lake Tahoe adopted a Land Use Compatibility Plan (ALUCP) for the Lake Tahoe Airport. The project area is located in the Airport Influence Area (AIA) which defines areas where noise, safety, airspace protection, overflight notification policies and land use compatibility criteria are applied to certain proposed future land use policy actions.

The project area is located within the 50 CNEL noise corridor for the Lake Tahoe Airport. *Local assembly and entertainment* is a “compatible” use in this noise corridor according to Table 4-1 in the ALUCP. The project area is also located in Safety Zone 6 (Airport Traffic Pattern Zone) and *local assembly and entertainment* uses are compatible with this safety zone according to Table 4-2. In Safety Zone 6, the maximum “non-residential intensity” (i.e., persons per acre) is 300 people. Local assembly and entertainment uses would be subject to a condition of use to limit occupancy to meet this standard. Table 4-2 addresses the land use safety criteria requirements of Special Policy (SP) SP-1 and the density safety requirements of SP-2. ALUCP Safety Policies SP-5, SP-6 and SP-7 also apply to *local assembly and entertainment* uses to protect the safety of people in the project area, as follows:

- SP-5, Non-Residential Development Criteria

This special policy is applicable to properties in the project area, per the following “factors:”

- a. This factor establishes maximum acceptable intensity for compatible uses in Table 4-2. See analysis, above.
- b. This factor is not applicable because it applies to land uses shown as “conditional” in Table 4-2 in the ALUCP. Table 4-2 lists *local assembly and entertainment* as a “compatible” land use in the project area.
- c. This factor is not applicable because it applies to “incompatible” land uses in Table 4-2.

Table 4-2 lists *local assembly and entertainment* as a “compatible” land use in the project area.

- d. This factor is applicable. It makes reference to various formulae for calculating building occupancy for nonresidential development.
 - e. This factor is not applicable. It allows exceptions for “rare special events” that are temporary in nature that might not otherwise conform to the requirements of the ALUCP. There are no needs identified for any exceptions to ALUCP requirements for the modifications proposed for PAS 111.
- SP-6, Infill Uses
This special policy addresses new development not in conformance with ALUCP safety compatibility policies. No such development is proposed with the PAS amendment.
 - SP- 7, Land Uses of Special Concern
This policy addresses certain land uses that represent special safety concerns in the ALUCP safety zones. *Local assembly and entertainment* is not a land use of special concern in SP-7.

According to Figure 4-7 (Airport Surfaces) a portion of the project area is also located within the 14 CFR Part 77 Imaginary Surfaces area for the Lake Tahoe Airport, in particular the TERPS Terminal Instrument Procedures (TERPS) 20:1 Visual Approach Surface, the Horizontal Surface (150-foot above airport elevation 6,418.4 foot elevation). Existing maximum structure regulations of the TRPA Code of Ordinances would not allow the development of commercial buildings higher than 42 feet. Therefore, any construction resulting from the proposed PAS amendment would not result in structures penetrating the Visual Approach Surface.

Response to Question f).

No impact. The project area is not in the vicinity or influence area of any private airports.

Response to Question g).

No impact. In 2019, the City of South Lake Tahoe adopted an emergency evacuation plan for the City. The project area is located in the Tahoe Keys Evacuation Zone. Tahoe Keys Boulevard is one of two evacuation routes for persons leaving this zone. Although a segment of Tahoe Keys boulevard passes through the project area, the proposed PAS amendments are not expected to have any substantial impacts on the evacuation route due to the scale of the use. This said, individual permits for new *local assembly and entertainment* uses may be evaluated on a case-by-case basis for impacts to the Tahoe Keys Boulevard evacuation route due to potential increases in persons on properties where the new use would be allowed. The City’s emergency evacuation plan does not limit future density in neighborhoods in relation to the adopted evacuation routes.

Response to Question h).

No impact. The project area, which is adjacent to a wildland area (mostly composed of

meadow lands associated with the Upper Truckee River flood plain) is within a very high fire hazard severity zone (Source: CalFire Very High Fire Severity Zones in LRA, map. 2008). The proposed PAS amendment would include *local assembly and entertainment* as a special use in Special Area 2. The local assembly and entertainment use is not expected to increase risk due to wildland fires due to other uses with similar density and intensity currently being listed as allowable uses with approval of a special use permit. A special use permit will be required from the City and TRPA and certain safety findings associated with this use must be made in order to establish the local assembly and entertainment use.

IX. HYDROLOGY AND WATER QUALITY

Response to Questions a), b), c), d), e) and f).

No impact. The proposed PAS amendments will not result in new construction beyond the density or intensity of the currently allowable land uses and are subject to compliance with City, TRPA, State and Federal development and design standards intended to protect water quality, groundwater supplies, and drainage patterns.

Response to Questions g), h), i) and j).

No impact. A portion of PAS 111, Special Area 2 is located within a Special Flood Hazard Area. However, the proposed project does not involve any new or modified housing, or construction. Construction resulting in the proposed PAS amendment to allow local assembly and entertainment uses would be subject to the City Floodplain Management Ordinance (City Code Chapter 6.65) and TRPA Code of Ordinances Section 35.4 which limit development within floodplains.

A small portion of PAS 111, Special Area 2 is located in an area of potential seiche inundation in the event of an earthquake greater than magnitude 7 (General Plan EIR, 2010, p. 4.7-66). However, the proposed local assembly and entertainment use does not have the potential to expose more people to a hazard than currently allowable uses (i.e. churches, schools, day care centers and general merchandise stores. Therefore, the impact is less than significant.

A small portion of PAS 111, Special Area 2 along the eastern boundary is within the potential inundation area in the event of a failure of the Echo Lake Dam. However, the potential inundation area generally follows the 100-year flood zone contour where development is largely prohibited. The Echo Lake Dam undergoes regular inspection by the Department of Water Resources Division of Safety of Dams to ensure that the dam and reservoir are kept in safe operating condition. As such, failure of this dam is considered to have an extremely low probability of occurring and is not considered to be a reasonably foreseeable event.

X. LAND USE AND PLANNING

Response to Question a).

No impact. The proposed PAS amendments do not involve any physical modifications, such as a railway, highway or wall, that would physically divide any communities.

Response to Question b).

No impact. The proposed PAS amendments affect a portion of Special Area 2 in PAS 111, an urban area designated a “high density residential” (HDR) in the City of South Lake Tahoe’s general plan (GP). This designation matches the TRPA land use transect for the project area. The proposed PAS amendments include the addition of *local assembly and entertainment*, a public service use, as a special use a portion of Special Area Number 2.

This proposed use is consistent with Policy LU-11.3 of Goal LU-11 (Environmental Justice) of the GP, which states, “The City shall plan for the equitable distribution and use of new and upgraded public facilities and services that increase and enhance the entire community’s quality of life.” The proposed use would allow a new public service use that fills a need for additional public meeting space that can be used for conferences, training and events.

The proposed use is consistent with GP Policy ED-1.7 (Year-Round Community) of Goal ED-1 (Economic Prosperity and Diversity) of the GP, which states, “The City shall provide economic incentives and regulatory reform that support an economically diverse and prosperous year-round community for city residents and visitors alike.” Any new *local assembly and entertainment* uses proposed in reliance with the PAS amendments would likely be from the public sector or by a quasi-public organization nonprofit organization since there are currently no City-owned facilities in the project area that could accommodate this use. As noted earlier, there is a shortage of meeting space open to the general public and new *local assembly and entertainment* uses in the project area would provide new economic activities that would enhance the year-round economy for the City of South Lake Tahoe.

The proposed use is consistent with GP Policy ED-1.10 (Expanding Events and Entertainment Opportunities) of Goal ED-1 of the GP (Economic Prosperity and Diversity) which states, “The City shall encourage the sponsors of sporting events, festivals, parades, international competitions, and entertainment shows to hold events at public (e.g., Parks and Recreation facilities, roads, or public lands) and private facilities in South Lake Tahoe, particularly during the off-season (Spring and Fall). The City shall also participate in community organizations formed for this purpose (e.g., Sports Commission).” Privately-owned *local assembly and entertainment* uses could, with special conditions of approval on a case by case basis, potentially accommodate some year-round “entertainment” functions noted in this policy.

The proposed use is consistent with GP Policy ED-2.2 (Conventions and Conference Promotion) of Goal ED-1 (Economic Prosperity and Diversity), which states, “The City shall actively promote South Lake Tahoe and its Convention Center and hotels to conference and convention organizers.” The City Convention Center, originally approved as a component of Redevelopment Project 3 has been eliminated by the current property owners and this elimination was acknowledged by the City upon the deactivation of the South Tahoe Redevelopment Agency (a co-permittee of Redevelopment Project 3) following an executive order from the Governor of

California. In part, to fill this opportunity lost by the City, a new entertainment facility is being proposed in Douglas County within walking distance of the City limits. By adding *local assembly and entertainment* as an allowable special use in a portion of Special Area 2 of PAS 111, some of the conference and convention uses could potentially be accommodated in the City limits where they cannot today due to limited meeting space and zoning restrictions, although on a smaller scale than what the City Convention Center could have accommodated.

Response to Question c).

No impact. The project area is not located in any federal, state or locally designated habitat conservation or natural community conservation plan area (Source: California Department of Fish and Wildlife California Natural Community Conservation Plans Map).

XI. MINERAL RESOURCES

Response to Questions a) and b).

No impact. The project area is a developed mixed-use neighborhood with no known mineral resources of value. Therefore, the proposed plan area amendments will not change the availability or production of any mineral resource. Mineral extraction (i.e., mining) is not a permissible use in PAS 111.

XII. NOISE

Response to Questions a), b), c), and d).

No impact. Any proposed *local assembly and entertainment* use allowed under the proposed PAS amendments would be required to obtain a special use permit, which can limit certain activities as a means to protect against deleterious noise impacts to neighbors and the surrounding neighborhood. This can include single event noises and longer weighted-average noise periods measured as Community Noise Equivalent Level (CNEL). CNEL is used by the City of South Lake Tahoe, TRPA, and other regulatory agencies to measure the “noisiness” of neighborhoods. The maximum CNEL allowed for PAS 111 is 55, which is considered the standard background noise level for typical high-density residential neighborhoods (Source: TRPA 2015 Threshold Evaluation Report).

Response to Question e).

No impact. See response to VIII.e, above. The proposed PAS amendments would affect an area between the 50 and 55 CNEL contours mapped for future Lake Tahoe Airport conditions. Local assembly and entertainment is considered a compatible use in this area.

Response to Question f).

No impact. See response to Question VIII.f, above.

XIII. POPULATION AND HOUSING

Response to Questions a), b), and c).

No impact. The proposed amendments to PAS 111 would add local assembly and entertainment as a special use to a portion of Special Area 2. *Local assembly and entertainment* is a public service land use which could occur on more than one property in the project area without displacing any residential uses. No roads or other similar improvements are proposed that would displace substantial numbers of existing housing. Due to the relatively small size of existing properties in the project area, which would limit the size of any new *local assembly and entertainment* uses and the number of new employees associated with this use, no substantial growth in population is anticipated.

XIV. PUBLIC SERVICES

Response to Question a).

No impact. New *local assembly and entertainment* uses in the project area would have minimal impacts to existing public services such as fire and police protection, school, parks and other public facilities due the small scale and limited density allowed for such a use in PAS 111 and within the Lake Tahoe Airport ALUCP Safety Zone 6. The density and intensity of any proposed local assembly and entertainment use would be similar to other uses already allowed in the area (i.e. churches, schools, day care centers, and general merchandise stores). As a special use in PAS 111, new *local assembly and entertainment* uses would be subject to review and approval based on adequate public services to accommodate any such uses.

XV. RECREATION

Response to Questions a), and b).

No impact. The proposed project does not include or impact any recreation facilities.

XVI. TRANSPORTATION/TRAFFIC

Response to Questions a), b), c), d), e), and f).

No impact. The proposed project involves land use amendments to PAS 111 and does not include any new or changes to transportation infrastructures such as roads, streets, and freeways. The project area is in close proximity to transit opportunities and contains a designated bicycle route connected to other neighborhoods, commercial centers and recreation destinations throughout the South Shore. The proposed amendment to include local assembly and entertainment as an allowable land use with approval of a special use permit is not expected to generate traffic beyond what is expected with currently allowable land uses and beyond the impacts already analyzed in the City General Plan EIR (2011).

XVII. TRIBAL CULTURAL RESOURCES

Response to Question a).

No impact. No known tribal resources are expected in the project area and no new construction is proposed as part of the project.

In accordance with California Public Resources Code section 21074, local tribes would be contacted by the City of South Lake Tahoe during the review of any new *local assembly and entertainment* applications submitted in reliance on the proposed PAS amendments. Impacts to cultural resources, if any, may be mitigated in accordance with TRPA, state, and federal law.

XVIII. UTILITIES AND SERVICE SYSTEMS

Response to Questions a), and b).

No impact. Wastewater from the project area is treated by the South Tahoe Public Utilities District (STPUD) which has adequate capacity for new waste water generated (if any) by new *local and assembly and entertainment* uses. Although not anticipated, any new construction for a *local assembly and entertainment* use must receive approval from STPUD.

Response to Questions c), d, e), f), and g).

No impact. The proposed project involves changes to PAS 111 and does not, by itself, require any new construction that might affect stormwater drainages. New construction, if any, would be reviewed for stormwater runoff mitigation in accordance with the TRPA Code of Ordinances and stormwater Best Management Practices (BMP) Plan. Water and waste water services are available through STUPD. Solid waste collection is provided by the South Tahoe Refuse Company (STR). STR recycles materials in the waste stream using their materials recovery facility (MRF) in South Lake Tahoe. Materials that cannot be recycled or which bypass the MRF are taken to a landfill near Carson City, Nevada.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

Response to Questions a).

As discussed in the responses above, the proposed amendment to PAS 111, Special Area 2 to add local assembly and entertainment as an allowable use with approval of a special use permit, would not degrade the quality of the environment; impact habitat, fish or wildlife populations, plant or animal communities; reduce or restrict the range of plants or animals; or eliminate examples of California history or prehistory. The use proposed to be included is similar in density and intensity of other uses already allowed in PAS 111 (i.e. churches, schools, day care centers, and general merchandise stores).

Response to Questions b).

As discussed in the responses above, the proposed amendment to PAS 111, Special Area 2 to add local assembly and entertainment as an allowable use with approval of a special use permit, does not have individually limited impacts. The proposed amendment also would not have cumulatively considerable impacts. Other foreseeable projects in the area are consistent with current General Plan land use designations and zoning as analyzed in the City of South Lake Tahoe General Plan EIR (2012). The use proposed to be included is similar in density and intensity of other uses already allowed in PAS 111 (i.e. churches, schools, day care centers, and general merchandise stores).

Response to Questions c).

The proposed amendment to PAS 111, Special Area 2 to add local assembly and entertainment as an allowable use with approval of a special use permit, would not cause substantial adverse effects on human beings. The proposal would amend the allowable uses to add a use that is similar in nature, density and intensity of other uses currently allowed in the plan area. The proposed amendment does not include new construction or approval of a new use in any particular location. New construction and establishment of the local assembly and entertainment use would require approval of a special use permit and project level analysis equivalent to the analysis required for other similar uses currently allowed in the plan area.