

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

☐ County Clerk

County of: _____

Address: _____

From:

Public Agency: City of South Lake TAddress: 1052 Tata LaneSouth Lake Tahoe, CA 96150Contact: John Hitchcock, Planning ManagerPhone: (530) 542-7472

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.State Clearinghouse Number (if submitted to State Clearinghouse): 2024040504Project Title: Tourist Core Area Plan AmendmentsProject Applicant: City of South Lake TahoeProject Location (include county): City of South Lake Tahoe, El Dorado County

Project Description:

See attachment

This is to advise that the City of South Lake Tahoe has approved the above
☒ Lead Agency or ☐ Responsible Agency)

described project on June 18, 2024 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were ☒ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☒ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

1052 Tata Lane, South Lake Tahoe, CA 96150

Signature (Public Agency): John Hitchcock Digitally signed by John Hitchcock
Date: 2024.06.20 08:45:11 -0700 Title: Planning Manager

Date: June 20, 2024

Date Received for filing at OPR: _____

2.0 PROJECT DESCRIPTION

2.1 AREA PLAN OVERVIEW AND DESCRIPTION OF CHANGES

The proposed project is an update to the Tourist Core Area Plan in which current goals, policies and implementation strategies for providing specific land use guidance within the plan's boundary are contained. The updated Tourist Core Area Plan proposes to incorporate two parcels fronting Pioneer Trail, currently located in residential Plan Area Statement 092, into the Tourist Center Neighborhood Mixed-Use (TSC-NMX) District. Both parcels (APNs 029-352-010 and 029-371-016) are developed with existing tourist accommodation uses. The addition of these parcels, totaling approximately 36,000 square feet (0.83 acres) is intended to increase opportunity for redeveloping the sites. Permissible uses consistent with the previous PAS for this area are supplemented with additional residential land uses. ; As part of these amendments, a minimum density standard is also adopted to encourage the development of high-density housing. Modifications to existing design standards and parking standards are also proposed to promote walkability.

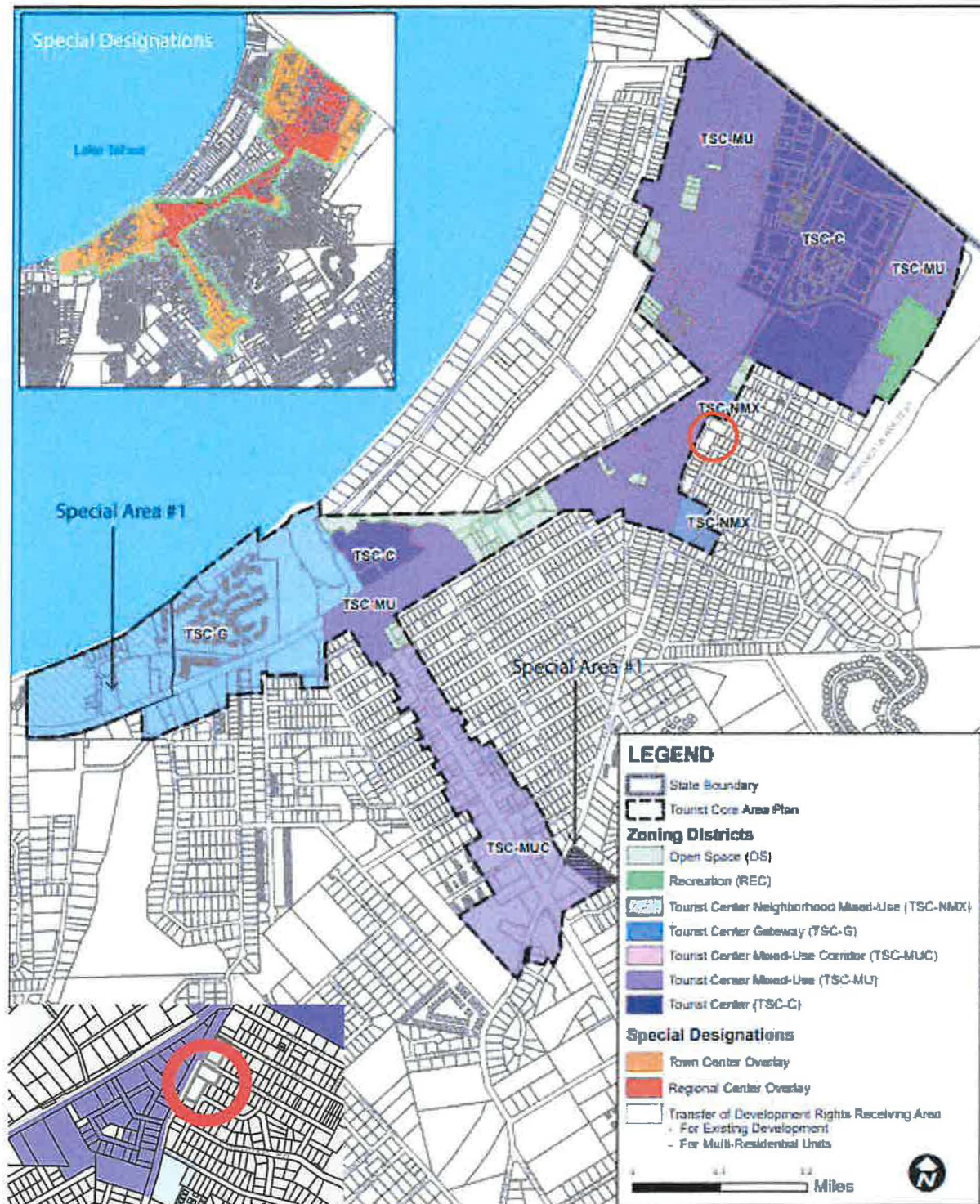
The Area Plan includes changes necessary to opt in to the TRPA Phase 2 Housing Code Amendments adopted in December 2023 for the areas within and outside of the Town Center/Regional Center Overlay – these amendments are included in the proposed changes to density, height and land coverage limits applicable to deed restricted affordable housing as documented in Tourist Core Area Plan Appendix C.

Table 1 provides an overview of the existing plans, maps, and ordinances that are relevant to the Tourist Core Area Plan, a synopsis of the proposed changes, and a brief description of those changes.

Table 1 Elements of Tourist Core Area Plan		
Tourist Core Area Plan Element	Proposed Change from Existing Plans, Maps, and Ordinances	Summary Description
Vision and Guiding Principles	Adds a new housing policy	<ul style="list-style-type: none"> Includes new policy to preserve existing residential uses and increase multi-family options.
Land Use Element, and Land Use Map	Amends and adds new land use policies and amends zoning map to incorporate two parcels	<ul style="list-style-type: none"> Includes new policy to create a pedestrian oriented "Lake District" adjacent to the Tourist Core Area Plan Includes new policies encouraging the development of workforce housing in the Tourist Core Area Plan. Includes a new policy to establish minimum density standards for multi-family development. Amend Land Use Map to incorporate APNs 029-352-010 and 029-371-016 into the TSC-NMX District (see Figure 3 below).
Transportation Element	Adds new transportation policies	<ul style="list-style-type: none"> Includes new policy to coordinate with transportation agencies to expand alternatives modes of transportation. Includes new policies to promote shared parking and enhanced mobility hub.

Table 1 Elements of Tourist Core Area Plan		
Tourist Core Area Plan Element	Proposed Change from Existing Plans, Maps, and Ordinances	Summary Description
Implementation Element	Update status of projects	<ul style="list-style-type: none"> Updated implementation status of various improvement projects. Updated Development Rights incentives provided by the City. Updated the number of residential bonus units available in the Tourist Core Area Plan. Added new incentives for residential/tourist conversion and density incentives adopted by the TRPA. The City incentive of RUUs at no cost for ADUs and multi-family developments has been included. Alternate Traffic and Air Quality Fee Program was deleted. New projects are subject to TRPA's Mobility Mitigation Fee requirements of Chapter 65 of the TRPA Code of Ordinances The Change in Use section was removed as it is no longer contained in the South Lake Tahoe City Code or TRPA Code of Ordinances. The Conversion of Use section was updated to reflect the current Chapter 51 of TRPA Code of Ordinances. Density incentives adopted by TRPA are added.
Appendix B	Replaced with Commercial Design Guidelines	<ul style="list-style-type: none"> TRPA height findings were removed from this appendix. The findings are applicable through reference to TRPA Code of Ordinances. The South Lake Tahoe Commercial Design Guidelines have been included as Appendix B to provide visual representations of the intent of design standards in Appendix C.
Appendix C, Development and Design Standards	<p>Modify existing use matrix for clarity and consistency.</p> <p>Modification of existing standards for clarity.</p>	<ul style="list-style-type: none"> Permissible use matrix and definitions have been modified for consistency and simplification. All items previously included in in Substitute Design Standards have been relocated to the main standards section. The maximum building height for the TSC-MU district is increased from 56 feet to 65 feet.
Appendix D, CSLT Green Building Program	Include more recent sustainable building certification programs.	<ul style="list-style-type: none"> Additional green building certifications are being added to the Green Building Program to make projects eligible for development incentives. Development incentives are no longer tiered and shall be based on the discretion of the decision-making authority.

Figure 3 – Proposed Tourist Core Area Plan Expansion



As part of the TCAP, the City of South Lake Tahoe will comply with all mitigation measures from the Regional Plan Update EIS certified by the TRPA Governing Board on December 12, 2012. The adoption of these measures includes compliance with measures that have already been incorporated into the TRPA Code, adopted on December 12, 2012 and effective on February 9, 2013.

Also part of the Tahoe Valley Area Plan is the City of South Lake Tahoe's continued compliance with all mitigation measures from the General Plan EIR certified by the City on May 17, 2011.

Table 2 provides a summary of the proposed development standard and land use updates to TCAP zoning districts. The full text of the proposed amendments is provided in revisions to TCAP Appendix C, available for review on the City's webpage: <https://cityofslt.us/2290/Area-Plan-Proposals-and-Updates>.

Table 2		
Development Standards for the Tourist Core Area Plan		
Development Standard		Tourist Center (TSC-C) District
Density	Multiple Family Dwelling	25-65 units/acre
	Multi-Person Dwelling	25-65 persons/acre, no minimum
	Nursing and Personal Care	Add 65 persons/acre, no minimum
	Residential Care	Add 65 persons/acre, no minimum
	Single Family Dwelling	Only condominiums allowed at 12-65 units/acre
	Employee Housing	Removed as own category. Is now included in Single family, Multiple Family, or Multi-Person Dwellings
Uses	Nursing and Personal Care	Added Allowed by right
	Residential Care	Added Allowed by right
	Amusement, Recreation, & Entertainment Facilities	New use category made from combining previous uses: Amusement & Recreation, Privately Owned Assembly & Entertainment, Public Owned Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Healthcare Services	Allowed by right but can't front on Lake Tahoe Boulevard.
	Professional Offices	Allowed by right throughout district.
	Local Public Assembly Facilities	New use category, previously Local Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Range Management	Allowed by right. This use was erroneously left out of the use matrix previously.
Height and Roof Standards	Roof Height	This standard was removed.
	Building Height Maximum (stories)	This standard was removed.
	Roof Slope	Minimum roof slope changed from 5:12 to 3:12

Development Standard		Tourist Center Gateway (TSC-G) District
Density	Multiple Family Dwelling	25 12-65 units/acre
	Multi-Person Dwelling	25 65 persons/acre, no minimum
	Nursing and Personal Care	Add 65 persons/acre, no minimum
	Residential Care	Add 65 persons/acre, no minimum
	Employee Housing	Removed as own category. Is now included in Single family, Multiple Family, or Multi-Person Dwellings
Permissible Uses	Multi-Person Dwelling	Changed to Allowed by right
	Nursing and Personal Care	Added Allowed by right
	Residential Care	Added Allowed by right
	Amusement, Recreation, & Entertainment Facilities	New use category made from combining previous uses: Amusement & Recreation, Privately Owned Assembly & Entertainment, Public Owned Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Local Public Assembly Facilities	New use category, previously Local Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Range Management	Allowed by right. This use was erroneously left out of the use matrix previously.
Height and Roof Standards	Roof Slope	Minimum roof slope changed from 5:12 to 3:12
	Building Height Maximum (stories)	This standard was removed.
	Roof Height	This standard was removed.
Development Standard		Tourist Center Mixed-Use (TSC-MU) District
Density	Multiple Family Dwelling	25 12-65 units/acre
	Multi-Person Dwelling	25 65 persons/acre, no minimum
	Nursing and Personal Care	Add 65 persons/acre, no minimum
	Residential Care	Add 65 persons/acre, no minimum
	Employee Housing	Removed as own category. Is now included in Single family, Multiple Family, or Multi-Person Dwellings
Permissible Uses	Multi-Person Dwelling	Changed to Allowed by right
	Nursing and Personal Care	Added Allowed by right
	Residential Care	Added Allowed by right

	Eating and Drinking Places	Changed to Allowed by right
	Amusement, Recreation, & Entertainment Facilities	New use category made from combining previous uses: Amusement & Recreation, Privately Owned Assembly & Entertainment, Public Owned Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Local Public Assembly Facilities	New use category, previously Local Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Range Management	Allowed by right. This use was erroneously left out of the use matrix previously.
Height and Roof Standards	Roof Slope	Minimum roof slope changed from 5:12 to 3:12
	Building Height Maximum (stories)	This standard was removed.
	Roof Height	This standard was removed.
Development Standard		Tourist Center Mixed-Use Corridor (TSC-MUC) District and TSC-MUC Special Area #1 District
Density	Multiple Family Dwelling	25 12-65 units/acre
	Multi-Person Dwelling	25 65 persons/acre, no minimum
	Nursing and Personal Care	Add 65 persons/acre, no minimum
	Residential Care	Add 65 persons/acre, no minimum
	Employee Housing	Removed as own category. Is now included in Single Family, Multiple Family, or Multi-Person Dwellings
Permissible Uses	Multi-Person Dwelling	Changed to Allowed by right
	Nursing and Personal Care	Added Allowed by right
	Residential Care	Added Allowed by right
	Amusement, Recreation, & Entertainment Facilities	New use category made from combining previous uses: Amusement & Recreation, Privately Owned Assembly & Entertainment, Public Owned Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Local Public Assembly Facilities	New use category, previously Local Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.

	Range Management	Allowed by right. This use was erroneously left out of the use matrix previously.
Height and Roof Standards	Roof Slope	Minimum roof slope changed from 5:12 to 3:12
	Building Height Maximum (stories)	This standard was removed.
	Roof Height	This standard was removed.
Development Standard		Tourist Center Neighborhood Mixed-Use (TSC-NMX) District
Maximum Density	Multiple Family Dwelling	25 12-65 units/acre
	Multi-Person Dwelling	25 65 persons/acre, no minimum
	Nursing and Personal Care	Add 65 persons/acre, no minimum
	Residential Care	Add 65 persons/acre, no minimum
	Employee Housing	Removed as own category. Is now included in Single family, Multiple Family, or Multi-Person Dwellings
Permissible Uses	Multi-Person Dwelling	Changed to Allowed by right
	Nursing and Personal Care	Added Allowed by right
	Residential Care	Added Allowed by right
	Range Management	Allowed by right. This use was erroneously left out of the use matrix previously.
Height and Roof Standards	Roof Slope	Minimum roof slope changed from 5:12 to 3:12
	Building Height Maximum (stories)	This standard was removed.
	Roof Height	This standard was removed.
Development Standard		Recreation (REC) District
Density	Multiple Family Dwelling	n/a 12-25 units/acre (Employee Housing Only)
	Multi-Person Dwelling	Add 65 persons/acre, no minimum (Employee Housing Only)
	Employee Housing	Removed as own category. Is now included in Single family, Multiple Family, or Multi-Person Dwellings
Permissible Uses	Multi-Person Dwelling	Add as an Allowed by right
	Multi-Person Dwelling	Add as an Allowed by right

Height and Roof Standards	Privately Owned Assembly and Entertainment	Deleted and incorporated into Amusement, Recreation, & Entertainment Facilities.
	Roof Slope	Minimum roof slope changed from 5:12 to 3:12
	Building Height Maximum (stories)	This standard was removed.
	Roof Height	This standard was removed.
Development Standard		Tourist Center Gateway (TSC-G) Special Area #1 District
Density	Multiple Family Dwelling	25 12-65 units/acre
	Multi-Person Dwelling	25 65 persons/acre, no minimum
	Nursing and Personal Care	Add 65 persons/acre, no minimum
	Residential Care	Add 65 persons/acre, no minimum
	Employee Housing	Removed as own category. Is now included in Single family, Multiple Family, or Multi-Person Dwellings
Permissible Uses	Multi-Person Dwelling	Changed to Allowed by right
	Nursing and Personal Care	Added Allowed by right
	Residential Care	Added Allowed by right
	Amusement, Recreation, & Entertainment Facilities	New use category made from combining previous uses: Amusement & Recreation, Privately Owned Assembly & Entertainment, Public Owned Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Local Public Assembly Facilities	New use category, previously Local Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Range Management	Allowed by right. This use was erroneously left out of the use matrix previously.
Height and Roof Standards	Roof Slope	Minimum roof slope changed from 5:12 to 3:12
	Building Height Maximum (stories)	This standard was removed.
	Roof Height	This standard was removed.

Table 3
Development Standards for the Tourist Core Area Plan Boundary
Expansion

Development Standard		PAS 092	Tourist Center Neighborhood Mixed-Use (TSC-NMX) District
Density	Multiple Family Dwelling	15 units/acre	25 12-65 units/acre
	Multi-Person Dwelling	25 persons/acre	25-65 persons/acre, no minimum
	Nursing and Personal Care	Not permitted	Add 65 persons/acre, no minimum
	Residential Care	Not permitted	Add 65 persons/acre, no minimum
	Single Family Dwelling	1 unit per parcel	Only condominiums allowed at 12-65 units/acre
	Employee Housing	Not permitted	Removed as own category. Is now included in Single family, Multiple Family, or Multi-Person Dwellings
Uses	Nursing and Personal Care	Not permitted	Added Allowed by right
	Residential Care	Not permitted	Added Allowed by right
	Amusement, Recreation, & Entertainment Facilities	Amusement & Recreation (Not permitted) Privately Owned Assembly & Entertainment (Not permitted) Public Owned Assembly & Entertainment (Not permitted)	New use category made from combining previous uses: Amusement & Recreation, Privately Owned Assembly & Entertainment, Public Owned Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Healthcare Services	Not permitted	Allowed by right but can't front on Lake Tahoe Boulevard.
	Professional Offices	Special Use	Allowed by right throughout district.
	Local Public Assembly Facilities	Local Assembly & Entertainment (Not permitted)	New use category, previously Local Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Range Management	Not permitted	Allowed by right. This use was erroneously left out of the use matrix previously.
Height and Roof Standards	Roof Height	Not applicable	This standard was removed.
	Building Height Maximum (stories)	Not applicable	This standard was removed.
	Roof Slope	TRPA Code Chapter 37.3.4	Minimum roof slope changed from 5:12 to 3:12

Permissible Use List

The Tourist Core Area Plan updates propose modifications to the existing permissible use list to consolidate multiple similar uses under one category, to create more succinct criteria, and to increase compatibility within categories. “Employee Housing” has been eliminated as an independent use and shall be included in other residential uses. Health and athletic clubs, day spas, and funeral parlors are now included under General Retail and Personal Service as they are consistent with the existing criteria of the category in that they are “non-medical services involving the care of persons.” Categories in which there was overlap of criteria have been consolidated into one use encompassing amusement, recreation, assembly, and entertainment.

Design and Development Standards

The Tahoe Valley Area Plan includes development and design standards that are specific to the Plan Area and replace the City of South Lake Tahoe City Code Chapters 6.10 and 6.55 development standards, and portions of the TRPA Code of Ordinances Chapter 30, land coverage, Chapter 31 regarding density, Chapter 36 regarding design standards, and Chapter 37 regarding height standards. Standards for the Area Plan are contained in Appendix C of the Tourist Core Area Plan. Further design and development standards are housed in the South Lake Tahoe Design Guidelines (2016). This document has historically been used as a supplemental document to Appendix C. As part of the updates to the plan, this document shall be included as Appendix B and shall be used in conjunction with Appendix C to provide examples of the standards. Specific standards that have been changed through this process include:

- Allowing roof pitches of 3:12 to 12:12 (previously the minimum roof pitch was 5:12) and the removal of the roof height requirement.
- Shifting to more objective building modulation and articulation standards.
- Increased flexibility in corner build and build to line requirements.
- Increased bicycle parking requirements
- Reducing residential parking requirements by right
- Allowing for a reduction in commercial parking spaces.

Significant changes were made to the organization of Appendix C by incorporating design standards previously designated as “substitute” into the primary standards. Purely residential projects in certain districts may now follow the residential design standards contained in the City of South Lake Tahoe City Code Chapter 6.85.

Building Height and Design

The maximum building height for the TSC-MU district is increased from 56’ to 65’. In order to increase the efficiency and feasibility of large buildings, a minimum roof pitch of 3:12 is being proposed (previously 5:12) as well as elimination of the requirement that a building’s roof be 40% of the building height. Further, the amendments would eliminate the building height maximum (stories) standard that limited the number of stories in addition to a buildings total height (feet). Numerous other changes are being made for clarity and consistency, most notably the creation of objective design standards to achieve desired levels of building articulation.

Density

New density maximums and a minimum density standard are being proposed. For the first time the City is proposing a minimum density of 12 units per acre for multiple family dwellings in all districts except for recreation district. Mixed-use projects meeting certain criteria may be exempt from the minimum density. The maximum density for multiple family dwellings in the TSC-C, TSC-MU, TSC-MUC, and TSC-G is increased from 25 to 65 units per acre. The Tourist Core Area Plan will incorporate the City’s accessory dwelling unit (ADU) ordinance; however, these units are not counted towards density. To maintain consistency with the 2011 City of South Lake Tahoe General Plan, Table LU-2 (Development Intensity Standards) must be amended to permit up to 65 residential units per acre in the Town Center and Tourist Center land use designations.

3.0 BASELINE

As specified in Section 13.3.1 of the TRPA Code, all plans, policies, and regulations in the Regional Plan and the TRPA Code shall remain in effect unless superseded by the provisions of an area plan. Thus, existing baseline conditions for the purposes of this IS/IEC reflect current 2023 environmental conditions (the time of writing of this IEC) with the updated Regional Plan, TRPA Code, City General Plan and Code in effect, and the existing plans (PAS 092), maps, and ordinances also in effect. The Tourist Core Area Plan has an approximate 20-year planning horizon.

The proposed project evaluated in this IS/IEC are the proposed amendments to the Tourist Core Area Plan, which was originally adopted on November 11, 2013 and amended numerous times since then.

4.0 METHODOLOGY AND ASSUMPTIONS

This IS/IEC was prepared to evaluate the potential environmental effects of the Tourist Core Area Plan Amendments using as a tool the CEQA and TRPA checklist questions, responses, and supporting narrative. The analysis tiers and incorporates by reference specific analyses contained in the following environmental review documents, as appropriate:

- TRPA, *Regional Plan Update EIS*, certified by the TRPA Governing Board on December 12, 2012 (RPU EIS)
- TRPA/Rincon Consultants, Inc., 2020 Linking Tahoe: Regional Transportation Plan & Sustainable Communities Strategy IS/ND/IEC/FONSE, April 2021)
- CSLT, *General Plan Update EIR*, certified by the City Council on May 17, 2011 (CSLT EIR)
- City of South Lake Tahoe, Tourist Core Area Plan IS/MND/IEC/FONSE, certified by the City Council on October 15, 2013 and adopted by the TRPA on November 11, 2013.

These program-level environmental documents include a regional scale analysis and a framework of mitigation measures that provide a foundation for subsequent environmental review at an area plan level. These documents serve as first-tier documents for the TRPA review of the proposed Tourist Core Area Plan Amendments. To the extent that the Tourist Core Area Plan Amendments are consistent with the Regional Plan and the RTP, for which the program EISs were prepared, the Tourist Core Area Plan Amendments could be found to be “within the scope” of the program EISs.

This Tourist Core Area Plan Amendments IS/IEC is also a program-level environmental document. No specific development projects are proposed at this time or analyzed herein. All future projects within the Tourist Core would be subject to project-level environmental review and permitting by City and/or TRPA, with the permitting agency determined based on the size, nature and location of the project (Section 13.7.3 of the TRPA Code). Project-level environmental documents would require identification of, and mitigation for any potentially significant environmental impacts.

TRPA has prepared an Area Plan Environmental Analysis Guidelines flowchart intended to assist local jurisdictions in considering environmental review requirements associated with the land uses proposed in area plans. The guidance poses the following questions:

- Does a land use district in the area plan allow a use that has a greater potential impact than the corresponding land use in the Regional Plan? This includes any community plans and/or PASs that would be wholly or partially, replaced by the area plan.
- Does a zoning district in the area plan allow a use that has a greater potential impact than the corresponding land use district in the PAS?
- Does the project have a greater potential impact than the use allowed by the zoning district in the area plan/PAS?

These questions contemplate whether land use changes resulting from adoption of the proposed amendments would result in new uses that could result in potential environmental impacts not previously contemplated by the community plans, PASs, and Regional Plan.

To address these questions, the proposed amendments to the Tourist Core Area Plan Land Use Map and Zoning Map were carefully reviewed. The adopted 2013 land use and zoning map as amended to date, are consistent with the TRPA conceptual land use map adopted as part of the 2012 Regional Plan and the City General Plan which was adopted in 2011. Proposed additions to the town center overlay boundary (Town Center Mixed-Use District) in these amendments would expand town center areas envisioned in TRPA's Regional Plan Conceptual Land Use Map which classifies the Tourist Core as tourist. As a result, amendments to expand the Town Center and the TRPA regional plan maps will need to comply with TRPA Code Section 13.5.3.G (Modification to Centers) and be adopted by the TRPA Governing Board following City adoption of the Area Plan amendments.

The tables included in Chapter 2 of this IS/IEC compares the existing permissible uses allowed within PAS 092 (for two to be added to the TCAP) and existing zoning districts with those uses that would be allowed with the Tahoe Valley Area Plan amendments, as specified in the Development and Design Standards (Appendix C) of the Tahoe Valley Area Plan. Generally, the types of land uses that would be permissible in the TSC-G, TSC-C, TSC-MUC, TSC-MU, and TSC-NMX zoning districts are consistent with the mix of uses (tourist accommodation, commercial, public service, office, and residential) envisioned for community centers in the Regional Plan (TRPA 2012a, p. 2-33) and the General Plan (CSLT 2011, pp. LU-3 and LU-10); the uses that would be permissible within these zoning districts reflect the mix of uses envisioned for recreation areas in the Regional Plan (TRPA 2012a, p. 2-19); and the uses within the OS zoning district would be limited to passive recreation uses, storm water facilities, and restoration activities.

Because the permissible use list would be consistent with the uses envisioned in the Regional Plan, the analysis herein focuses on the unique characteristics of the allowed uses and potential environmental impacts associated with their implementation (e.g., land use compatibility, water quality, scenic resources, and traffic). The checklist responses include cross-referencing to other checklist items to reduce redundancy, where appropriate.