

TABLE OF CONTENTS

Chapter		Page
	ACRONYMS AND ABBREVIATIONS	xiii
1	INTRODUCTION	1-1
	1.1 Project Description	1-1
	1.2 Project Location	1-2
	1.3 Agency Roles and Purpose of the EIR/EIS	1-2
	1.4 Environmental Review Process	1-4
	1.5 Purpose and Intended Uses of the EIR/EIS	1-5
	1.6 Organization of the EIR/EIS	1-8
	1.7 Terminology Used in the EIR/EIS	1-9
2	EXECUTIVE SUMMARY.....	2-1
	2.1 Area Plan Overview.....	2-1
	2.2 Kings Beach Center Design Concept Overview	2-2
	2.3 Tahoe City Lodge Overview	2-2
	2.4 Summary Description of Alternatives.....	2-2
	2.5 Summary of Impacts and Mitigation	2-3
	2.6 Areas of Known Controversy and Issues to be Resolved.....	2-3
3	DESCRIPTION OF PROPOSED PROJECT AND ALTERNATIVES	3-1
	3.1 Overview.....	3-1
	3.2 Location.....	3-3
	3.3 Project Objectives.....	3-3
	3.4 Proposed Placer County Tahoe Basin Area Plan	3-7
	3.5 Kings Beach Center Design Concept	3-19
	3.6 Tahoe City Lodge	3-23
	3.7 Alternatives	3-31
4	APPROACH TO THE ENVIRONMENTAL REVIEW	4-1
	4.1 Introduction to the Impact Analysis.....	4-1
	4.2 Incorporation by Reference	4-2
	4.3 Baseline	4-2
	4.4 Contents of Environmental Analysis Sections	4-2
5	LAND USE.....	5-1
	5.1 Introduction.....	5-1
	5.2 Regulatory Setting	5-2
	5.3 Environmental Setting.....	5-7
	5.4 Environmental Impacts and Mitigation Measures	5-12
6	POPULATION AND HOUSING	6-1
	6.1 Introduction.....	6-1
	6.2 Regulatory Setting	6-2
	6.3 Environmental Setting.....	6-4
	6.4 Environmental Impacts and Mitigation Measures	6-10

7	BIOLOGICAL RESOURCES.....	7-1
7.1	Introduction.....	7-1
7.2	Regulatory Setting.....	7-2
7.3	Environmental Setting.....	7-4
7.4	Environmental Impacts and Mitigation Measures	7-10
8	CULTURAL AND HISTORIC RESOURCES.....	8-1
8.1	Introduction.....	8-1
8.2	Regulatory Setting.....	8-1
8.3	Environmental Setting.....	8-6
8.4	Environmental Impacts and Mitigation Measures	8-12
9	SCENIC RESOURCES.....	9-1
9.1	Introduction.....	9-1
9.2	Regulatory Setting.....	9-1
9.3	Environmental Setting.....	9-5
9.4	Environmental Impacts and Mitigation Measures	9-13
10	TRANSPORTATION AND CIRCULATION.....	10-1
10.1	Introduction.....	10-1
10.2	Regulatory Setting.....	10-1
10.3	Environmental Setting.....	10-4
10.4	Environmental Impacts and Mitigation Measures	10-13
11	AIR QUALITY.....	11-1
11.1	Introduction.....	11-1
11.2	Regulatory Setting.....	11-1
11.3	Environmental Setting.....	11-7
11.4	Environmental impacts and Mitigation Measures	11-11
12	GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE.....	12-1
12.1	Introduction.....	12-1
12.2	Regulatory Setting.....	12-1
12.3	Environmental Setting.....	12-8
12.4	Environmental Impacts and Mitigation Measures	12-11
13	NOISE AND VIBRATION.....	13-1
13.1	Introduction.....	13-1
13.2	Regulatory Setting.....	13-6
13.3	Environmental Setting.....	13-14
13.4	Environmental Impacts and Mitigation Measures	13-16
14	GEOLOGY, SOILS, LAND CAPABILITY, AND COVERAGE.....	14-1
14.1	Introduction.....	14-1
14.2	Regulatory Setting.....	14-2
14.3	Environmental Setting.....	14-8
14.4	Environmental Impacts and Mitigation Measures	14-22
15	HYDROLOGY AND WATER QUALITY.....	15-1
15.1	Introduction.....	15-1
15.2	Regulatory Setting.....	15-1
15.3	Environmental Setting.....	15-10
15.4	Environmental Impacts and Mitigation Measures	15-20

16	PUBLIC SERVICES AND UTILITIES	16-1
16.1	Introduction.....	16-1
16.2	Regulatory Setting.....	16-2
16.3	Environmental Setting.....	16-9
16.4	Environmental Impacts and Mitigation Measures	16-16
17	RECREATION	17-1
17.1	Introduction.....	17-1
17.2	Regulatory Setting.....	17-1
17.3	Environmental Setting.....	17-7
17.4	Environmental Impacts and Mitigation Measures	17-12
18	HAZARDS, HAZARDOUS MATERIALS, AND RISK OF UPSET.....	18-1
18.1	Introduction.....	18-1
18.2	Regulatory Setting.....	18-2
18.3	Environmental Setting.....	18-10
18.4	Environmental Impacts and Mitigation Measures	18-13
19	CUMULATIVE IMPACTS.....	19-1
19.1	Requirements for Cumulative Impact Analysis.....	19-1
19.2	Cumulative Impact Approach.....	19-1
19.3	Cumulative Impact Analysis.....	19-4
20	OTHER CEQA- AND TRPA-MANDATED SECTIONS	20-1
20.1	Growth-Inducing Impacts	20-1
20.2	Relationship between the Short-Term Uses of the Environment and the Maintenance and Enhancement of Long-Term Productivity.....	20-2
20.3	Irreversible and Irretrievable Commitments of Resources and Significant Irreversible Environmental Changes.....	20-3
20.4	Significant and Unavoidable Adverse Impacts	20-3
20.5	Environmentally Superior Alternative/Environmental Preferable Alternative	20-4
21	REPORT PREPARERS	21-1
22	REFERENCES	22-1
23	MITIGATION MONITORING AND REPORTING PROGRAM.....	23-1
23.1	Standard Mitigation Monitoring Program	23-1

Appendices

Appendix A	NOP and Scoping Summary Report
Appendix B	Change in Use Tables Associated with Mixed-Use Areas (Town Centers and Village Centers)
Appendix C	Proposed Tahoe City Lodge and Tahoe City Golf Course Floor Plans, and Lodge Floor Plans for Alternatives 2 and 3
Appendix D	Tahoe City Lodge Concept Plans
Appendix E	Project Area Special Status Species Inventory
Appendix F	Tahoe City Lodge Historic Resources Survey and Evaluation Report
Appendix G	Transportation and Circulation Supplemental Information
G-1	Inputs for Traffic Model
G-2	Traffic Volumes and VMT

G-3	LOS Traffic Descriptions	
G-4	LOS Intersection Output	
G-5	SR28 Roadway Capacity in Tahoe City and Kings Beach	
Appendix H	Air Quality Supplemental Information	
H-1	TRPA Air Quality Environmental Threshold Carrying Capacities	
H-2	PCAPCD Fugitive Dust Control Requirements Fact Sheet	
H-3	Tahoe City Lodge CalEEMod Input and Output Parameters and Assumptions	
H-4	PCTBAP VMT Calculations	
Appendix I	Greenhouse Gas Emissions Supplemental Information	
I-1	Greenhouse Gas Scientific Discussion	
I-2	PCTBAP Greenhouse Gas Calculations	
Appendix J	Noise Supplemental Information	
Appendix K	Erosion Hazard Ratings within Proposed Mixed-Use Areas	

Exhibits

Exhibit 1-1	Regional Location.....	1-3
Exhibit 3-1	Kings Beach Center Design Concept – Site Boundaries and Surrounding Uses	3-4
Exhibit 3-2	Tahoe City Lodge – Site Boundaries and Surrounding Uses	3-5
Exhibit 3-3	Proposed Tahoe City Town Center Boundary and Land Use Changes (Existing vs. Proposed).....	3-10
Exhibit 3-4	North Tahoe East Mixed-Use Subdistricts.....	3-11
Exhibit 3-5	North Tahoe West Mixed-Use Subdistricts	3-12
Exhibit 3-6	Greater Tahoe City Mixed-Use Subdistricts	3-13
Exhibit 3-7	West Shore Mixed-Use Subdistricts	3-14
Exhibit 3-8	Kings Beach Center Design Concept – County Parcels	3-20
Exhibit 3-9	Kings Beach Center Design Concept (Option A).....	3-21
Exhibit 3-10	Kings Beach Center Design Concept (Option B).....	3-22
Exhibit 3-11	Tahoe City Lodge Overview	3-24
Exhibit 3-12	Proposed Tahoe City Lodge Schematic Site Plan (Alternative 1)	3-25
Exhibit 3-13	Tahoe City Lodge Schematic Site Plan – Alternative 2	3-27
Exhibit 3-14	Tahoe City Lodge Schematic Site Plan – Alternative 3	3-36
Exhibit 5-1	Kings Beach Town Center Zoning.....	5-21
Exhibit 5-2	Tahoe City Town Center Zoning.....	5-22
Exhibit 6-1	Potential Locations for Development of Secondary Dwelling Units under Alternative 1	6-15
Exhibit 7-1	Land Cover and Habitat Types in the Plan Area	7-6

Exhibit 8-1	TRPA-Mapped Built Environment Sites within Placer County	8-12
Exhibit 9-1	Existing Project Site 1	9-7
Exhibit 9-2	Existing Project Site 2	9-7
Exhibit 9-3	Existing Project Site 3	9-8
Exhibit 9-4	Existing Project Site 4	9-8
Exhibit 9-5	Roadway Travel Units	9-10
Exhibit 9-6	Shoreline Travel Units	9-11
Exhibit 9-7	Tahoe City Lodge Viewpoint Locations.....	9-14
Exhibit 9-8	Tahoe City Town Center	9-18
Exhibit 9-9	Kings Beach Town Center	9-19
Exhibit 9-10	Viewpoint 1: Alternative 1	9-25
Exhibit 9-11	Viewpoint 2a: Alternative 1	9-26
Exhibit 9-12	Viewpoint 2b: Alternative 1	9-27
Exhibit 9-13	Viewpoint 3: Alternative 1	9-29
Exhibit 9-14	Viewpoint 4: Alternative 1	9-30
Exhibit 9-15	Viewpoint 5: Alternative 1	9-31
Exhibit 9-16	Viewpoint 6: Alternative 1	9-32
Exhibit 9-17	Viewpoint 1: Alternative 2	9-34
Exhibit 9-18	Viewpoint 2: Alternative 2	9-35
Exhibit 9-19	Viewpoint 3: Alternative 2	9-36
Exhibit 9-20	Viewpoint 1: Alternative 3	9-38
Exhibit 9-21	Viewpoint 2: Alternative 3	9-39
Exhibit 9-22	Viewpoint 3: Alternative 3	9-40
Exhibit 9-23	Existing Community Character 1	9-44
Exhibit 9-24	Existing Community Character 2	9-44
Exhibit 9-25	Existing Community Character 3	9-45
Exhibit 9-26	Existing Community Character 4	9-45
Exhibit 10-1	Existing Lane Configurations and Controls at Major Intersections	10-6
Exhibit 10-2	PM Peak Hour Volumes – Existing Conditions	10-7
Exhibit 10-3	Tahoe City Lodge PM Peak Hour Traffic Volumes	10-25
Exhibit 10-4	Tahoe City Lodge Alternative 1 – Hourly Parking Demand	10-54
Exhibit 13-1	Noise-Sensitive Receptors Near the Tahoe City Lodge Project Site.....	13-27
Exhibit 14-1	Model of Lake Tahoe Basin Half-Graben	14-10
Exhibit 14-2	Area within 30 Vertical Feet of the Lake Tahoe High Water Elevation in Tahoe City	14-12
Exhibit 14-3	Area within 30 Vertical Feet of the Lake Tahoe High Water Elevation in Kings Beach	14-13
Exhibit 14-4	Plan Area Soils.....	14-15

Exhibit 14-5	Plan Area Erosion Hazard Ratings.....	14-17
Exhibit 14-6	Tahoe City Land Capability Districts.....	14-20
Exhibit 14-7	Kings Beach Land Capability Districts	14-21
Exhibit 15-1	Hydrology.....	15-11
Exhibit 15-2	Plan Area 100-Year and 500-Year Floodplains	15-13
Exhibit 15-3	Tahoe City 100-Year and 500-Year Floodplains.....	15-14
Exhibit 15-4	Kings Beach 100-Year Floodplains	15-15
Exhibit 15-5	Lake Tahoe TMDL Pollutant Sources	15-16
Exhibit 15-6	Sediment Plume Entering Lake Tahoe from Blackwood Creek.....	15-17
Exhibit 15-7	Drainage Catchment Map.....	15-29
Exhibit 15-8	Anticipated Fine Sediment Particle (FSP) Loading for Catchments Draining to Lake Tahoe	15-30
Exhibit 15-9	Anticipated Fine Sediment Particle (FSP) Loading for Catchments Draining to the Truckee River.....	15-30
Exhibit 15-10	Tahoe City Lodge Conceptual Drainage Plan.....	15-35
Exhibit 17-1	Parks, Recreation Areas, and Trails	17-10
Exhibit 18-1	Fire Hazard Severity Zones	18-7
Exhibit 19-1	Future Projects	19-47

Tables

Table 1-1	Opportunities for Public Comment on the Draft EIR/EIS	1-5
Table 1-2	Permits and Approvals for the Tahoe City Lodge Project.....	1-7
Table 2-1	Summary of Resource Topics/Impacts and Mitigation Measures	2-5
Table 3-1	Area Plan Performance Standards for Special Planning Areas.....	3-15
Table 3-2	Area Plan Height and Density Standards.....	3-16
Table 3-3	Summary of Area Plan Land Use Changes	3-17
Table 3-4	Kings Beach Center Design Concept Options.....	3-19
Table 3-5	Tahoe City Lodge Unit Development Summary by Alternative	3-26
Table 3-6	Alternative 3 Additional Performance Standards for Special Planning Areas	3-33
Table 3-7	Alternative 3 Height Limits and Maximum Number of Stories	3-34
Table 3-8	Alternatives Comparison.....	3-37

Table 5-1	Existing Land Use Classifications in the Plan Area	5-8
Table 5-2	Placer County Tahoe Basin Area Plan Commodities Summary.....	5-11
Table 5-3	Area Plan Land Use Classifications, Zoning Designations, and District Names.....	5-20
Table 6-1	Population in the Vicinity of the Area Plan.....	6-5
Table 6-2	Population Projections for Placer County and Surrounding Counties.....	6-5
Table 6-3	Employment by Industry in Placer County 2010 – 2014	6-7
Table 6-4	Employment in the Plan Area	6-8
Table 6-5	Households, Housing Units, and Housing Size (Placer County and California 2000 and 2010).....	6-8
Table 6-6	Affordable Housing within the Plan Area	6-9
Table 6-7	Existing Population and Projected 2035 Population Totals for Area Plan Alternatives	6-12
Table 6-8	Population, Employment, and Housing – Existing and 2035 Conditions for Area Plan Alternatives	6-12
Table 6-9	Tahoe City Lodge and Clubhouse Employment and Workforce Housing Requirements by Alternative	6-17
Table 7-1	Vegetation Communities and Wildlife Habitats in the Plan Area and on the Tahoe City Lodge Project Site.....	7-4
Table 7-2	Name and Status of Several Invasive Plant Species Known to Occur in the Plan Area	7-7
Table 9-1	Status of the TRPA-Designated Scenic Roadway Travel Units within the Plan Area	9-9
Table 9-2	Status of the TRPA-Designated Scenic Shoreline Travel Units within the Plan Area	9-12
Table 10-1	Placer County Area Plan – Existing Intersection Level of Service Summary	10-13
Table 10-2	Placer Area Plan Existing Average Daily Traffic (ADT) Volumes for Select Segments of SR 89 and SR 28.....	10-14
Table 10-3	Existing Roadway LOS for Select Locations along SR 28, SR 89, and SR 267	10-15
Table 10-4	Intersection Peak-Hour Turning Movement Volumes – 2035 Scenarios	10-23
Table 10-5	Roadway ADT under 2035 Scenarios	10-25
Table 10-6	Roadway LOS in 2035 Scenarios.....	10-25
Table 10-7	Tahoe City Lodge – Alternative 1 Trip Generation at Site Access	10-27
Table 10-8	Tahoe City Lodge – Alternative 2 Trip Generation at Site Access	10-31
Table 10-9	Tahoe City Lodge – Alternative 3 Trip Generation at Site Access	10-32
Table 10-10	Tahoe City Lodge – Alternative 4 Trip Generation at Site Access	10-34
Table 10-11	Existing Plus Project Intersection Level of Service.....	10-40
Table 10-12	Region-Wide Daily Summer VMT Under Build-Out by Alternative.....	10-43
Table 10-13	Analysis of Tahoe City Lodge VMT	10-44
Table 10-14	Average Ridership and Vehicle Occupancy by Run of Winter TART Services	10-47
Table 10-15	Tahoe City Lodge Winter Transit Passenger Trip Generation	10-48

Table 10-16	Tahoe City Lodge Alternative 1 – Parking Demand Analysis	10-53
Table 10-17	Analysis of Existing Golf Course Parking Demand.....	10-55
Table 10-18	Tahoe City Lodge Alternative 1 – Hourly Shared Parking Analysis.....	10-57
Table 10-19	Lodge Alternative 2 – Parking Demand Analysis.....	10-59
Table 10-20	Lodge Alternative 2 – Hourly Shared Parking Analysis	10-60
Table 10-21	Lodge Alternative 3 – Parking Demand Analysis.....	10-61
Table 10-22	Lodge Alternative 3 – Hourly Shared Parking Analysis	10-63
Table 11-1	Ambient Air Quality Standards and Designations for the Lake Tahoe Air Basin	11-9
Table 11-2	Mobile-Source Carbon Monoxide Emissions in Eastern Placer County (North Shore) CO Maintenance Area by Alternative in 2018	11-15
Table 11-3	Mobile-Source Carbon Monoxide Emissions in Eastern Placer County (North Shore) CO Maintenance Area by Alternative in 2035	11-15
Table 11-4	Existing and Planned Land Use in the Placer County portion of the Lake Tahoe Region..	11-18
Table 11-5	Maximum Daily Emissions Generated by Construction for the Tahoe City Lodge Project Alternatives (lb/day)	11-20
Table 11-6	Net Change in Operational Emissions from RPU-Anticipated Land Use Development in the Lake Tahoe Region from 2010 to 2035 (lb/day)	11-24
Table 11-7	Weighted Average Emissions Factors for Vehicle Travel in the Lake Tahoe Air Basin in 2035 (grams per mile).....	11-25
Table 11-8	Adjusted Net Change in Operational Emissions from RPU-Anticipated Land Use Development in the Placer County Portion of Tahoe Basin from 2010 to 2035 (lb/day)....	11-26
Table 11-9	Anticipated Increases in Land Use Development and VMT from 2015 to 2035 under the RPU and Placer Area Plan Alternatives.....	11-26
Table 11-10	Net Change in Region-wide Operational Emissions from 2015 to 2035 under Alternative 1.....	11-27
Table 11-11	Net Change in Region-wide Operational Emissions from 2015 to 2035 under Alternative 2.....	11-28
Table 11-12	Net Change in Region-wide Operational Emissions from 2015 to 2035 under Alternative 3.....	11-29
Table 11-13	Net Change in Region-wide Operational Emissions from 2015 to 2035 under Alternative 4.....	11-30
Table 11-14	Alternative 1 Net Change in Operational Emissions in 2018.....	11-31
Table 11-15	Alternative 2 Net Change in Operational Emissions in 2018.....	11-31
Table 11-16	Alternative 3 Net Change in Operational Emissions in 2018.....	11-32
Table 11-17	Alternative 4 Net Change in Operational Emissions in 2018.....	11-33
Table 12-1	Summary of Recommended Sustainability Actions with GHG Reduction Potential.....	12-3
Table 12-2	Tahoe Region Greenhouse Gas Emission Inventory in 2005 and 2010 (MT CO _{2e} /year)	12-9
Table 12-3	Area Plan Greenhouse Gas Emission Inventory in 2005 and 2010 (MT CO _{2e} /year)	12-10
Table 12-4	California GHG Percent Reduction Targets (Adjusted for a 2015 Baseline)	12-13

Table 12-5	Area Plan Land Use Assumptions under Existing Conditions, RPU, and Area Plan Alternatives	12-17
Table 12-6	2015 Existing and 2035 Build-Out GHG Emissions in the Plan Area under Area Plan Alternative 1 and RPU (MT CO ₂ e)	12-18
Table 12-7	2015 Existing and 2035 Build-Out GHG Emissions in the Plan Area under Area Plan Alternative 2 and RPU (MT CO ₂ e)	12-20
Table 12-8	2015 Existing and 2035 Build-Out GHG Emissions in the Plan Area under Area Plan Alternative 3 and RPU (MT CO ₂ e)	12-21
Table 12-9	2015 Existing and 2035 Build-Out GHG Emissions in the Plan Area under Area Plan Alternative 4 and RPU (MT CO ₂ e)	12-22
Table 12-10	Net Greenhouse Gas Emissions Associated with the Tahoe City Lodge – Alternative 1 ...	12-24
Table 12-11	Net Greenhouse Gas Emissions Associated with the Tahoe City Lodge – Alternative 2 ...	12-25
Table 12-12	Net Greenhouse Gas Emissions Associated with the Tahoe City Lodge – Alternative 3 ...	12-26
Table 12-13	Net Greenhouse Gas Emissions Associated with the Tahoe City Lodge – Alternative 4 ...	12-27
Table 12-14	Alternative 1 Mobile-Source Greenhouse Gas Emissions for the Plan Area	12-29
Table 12-15	Alternative 2 Mobile-Source Greenhouse Gas Emissions for the Plan Area	12-29
Table 12-16	Alternative 3 Mobile-Source Greenhouse Gas Emissions for the Plan Area	12-30
Table 12-17	Alternative 4 Mobile-Source Greenhouse Gas Emissions for the Plan Area	12-31
Table 13-1	Typical A-Weighted Noise Levels	13-3
Table 13-2	Human Response to Different Levels of Ground Noise and Vibration.....	13-4
Table 13-3	TRPA Regional Plan Cumulative Noise Levels	13-10
Table 13-4	Caltrans Recommendations Regarding Vibration Levels.....	13-11
Table 13-5	Placer County Allowable L _{dn} Noise Levels Within Specified Zone Districts Applicable to New Projects Affected by or Including Non-Transportation Noise Sources	13-12
Table 13-6	Placer County Maximum Allowable Noise Exposure for Transportation Noise Sources	13-13
Table 13-7	Placer County Noise Ordinance Noise Level Standards for Sensitive Receptors	13-14
Table 13-8	Existing 55 CNEL Contours along Major Transportation Corridors in Placer County	13-15
Table 13-9	Estimated Distances to 55 CNEL Traffic Noise Contour in the Highway Transportation Corridors (feet from roadway edge).....	13-20
Table 13-10	Estimated Distances to 55, 60, and 65 CNEL Traffic Noise Contour in the Highway Transportation Corridors with Lodge Alternative 4 (feet from roadway edge).....	13-23
Table 13-11	Typical Equipment Noise Levels	13-24
Table 13-12	Representative Ground Vibration and Noise Levels for Construction Equipment	13-29
Table 13-13	Representative Ground Vibration Levels for Construction Equipment	13-31
Table 14-1	2011 Status of the Soil Conservation Threshold Standards.....	14-3
Table 14-2	Land Capability Districts for Lake Tahoe Region.....	14-5
Table 14-3	Characteristics of Project Area Soils	14-16
Table 14-4	Summary of Erosion Hazard Ratings within the Plan Area	14-16
Table 14-5	Summary of Erosion Hazard Ratings within Proposed Mixed-Use Areas.....	14-18

Table 14-6	Existing Land Capability and Coverage Within the Plan Area	14-19
Table 14-7	Land Coverage within Town Centers	14-24
Table 14-8	Tahoe City Lodge Land Coverage Changes by Alternative	14-27
Table 14-9	Tahoe City Lodge Alternative 1, Temporary and Permanent Ground Disturbance	14-30
Table 14-10	Tahoe City Lodge Alternative 2, Temporary and Permanent Ground Disturbance	14-31
Table 14-11	Tahoe City Lodge Alternative 3, Temporary and Permanent Ground Disturbance	14-32
Table 15-1	Water Quality Code Requirements Related to the Proposed Project	15-4
Table 15-2	TRPA Discharge Limits for Surface Runoff and Discharge to Groundwater	15-4
Table 15-3	TRPA Summary of Findings by Threshold Category (Water Quality)	15-5
Table 15-4	TRPA Subwatersheds within the Plan Area	15-17
Table 15-5	Placer County Stream Restoration Projects	15-19
Table 15-6	Summary of PLRM Modeling Results for the Tahoe City and Kings Beach Town Centers	15-27
Table 16-1	NTPUD Current and Planned Annual Water Demand and Sources of Supply	16-10
Table 16-2	TCPUD Current and Planned Annual Water Demand and Sources of Supply	16-11
Table 16-2	Public Schools that Serve the Area Plan	16-15
Table 16-3	Water Demand for the Increase in Development over Existing Conditions	16-20
Table 16-4	Tahoe City Lodge Project Water Demand and Wastewater Flows	16-22
Table 16-5	Solid Waste Generation for TAUs and CFA	16-30
Table 16-6	Estimated Waste Generated by Tahoe City Lodge Construction	16-31
Table 16-7	Tahoe City Lodge Alternatives Solid Waste Generation	16-32
Table 17-1	PAOT Allocations in the Tahoe Basin	17-4
Table 17-2	Parks and Recreation Facilities Inventory	17-7
Table 17-3	Existing and Proposed Trails	17-11
Table 18-1	Evacuation Centers and Emergency Operations Centers	18-9
Table 18-2	Hazardous Materials Sites in the Area Plan	18-10
Table 19-1	Geographic Scope of Cumulative Impacts	19-3
Table 19-2	Cumulative Projects List	19-34
Table 19-3	Roadway LOS - 2035 Cumulative Scenarios	19-15
Table 19-4	Area Plan Alternatives – Intersection Level of Service – Future Cumulative Scenarios ...	19-16
Table 19-5	Region-Wide Daily Summer VMT under Future Cumulative Conditions with Build-Out of Each Alternative	19-18

ACRONYMS AND ABBREVIATIONS

AAGR	average annual growth rate
AB	Assembly Bill
AB 939	California Integrated Waste Management Act of 1989
ACM	asbestos-containing material
APC	Advisory Planning Commission
APN	Assessor's Parcel Number
ARB	California Air Resources Board
Area Plan	Placer County Tahoe Basin Area Plan
Basin Plan	Water Quality Control Plan for the Lahontan Region
BMPs	best management practices
Btu/h/sq. ft.	British thermal units per hour per square feet
CAA	federal Clean Air Act
CAAA	federal Clean Air Act Amendments of 1990
CAAQS	California Ambient Air Quality Standards
Cal EPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
Cal/OSHA	California Occupational Safety and Health Administration
CALGreen	State Building Energy Efficiency Standards
Caltrans	California Department of Transportation
CAP	criteria air pollutant
CBC	California Building Standards Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish & Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFA	commercial floor area
CFD	Community Facilities District
CFR	Code of Federal Regulations
CHP	California Highway Patrol
Cl	Chlorine
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
Code	Code of Ordinances
CO	carbon monoxide
CO ₂ e	CO ₂ -equivalent
COG	council of governments
Conservancy	California Tahoe Conservancy
CPC	California Plumbing Code
CPUC	California Public Utilities Commission

CRHR	California Register of Historical Resources
CRPR	California Rare Plant Ranks
cu. yd.	cubic yards
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
CWFU	cold water fixture unit
CWHR	California Wildlife Habitat Relationships
CWPP	Community Wildfire Protection Plan
CY	cubic yards
dB	decibels
dbh	diameter at breast height
DHS	California Department of Health Services
DOF	California Department of Finance
DPR	California Department of Parks and Recreation
DPR	California Department of Parks and Recreation
DPWF	California Department of Public Works and Facilities
DWR	California Department of Water Resources
EDD	California Employment Development Department
EIR	environmental impact report
EIS	environmental impact statement
EO	Executive Order
EPA	U.S. Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-to-Know Act of 1986
ESA	Federal Endangered Species Act
ESD	Engineering and Surveying Division
Fe	Iron
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
Fire Plan	2010 Strategic California Fire Plan
FIRM	Flood Insurance Rate Maps
FSP	e sediment particle
FTA	Federal Transit Administration
FTE	full-time equivalent
gC/m ²	grams of carbon per square meter
GHG	greenhouse gas
GWP	global warming potential
HAP	hazardous air pollutant
HHS	Placer County Health and Human Services
hp	horsepower
HR	Hydrologic Region

HRA	Hydrologically-Related Area
HU	Hydrologic Unit
Hz	hertz
I-80	Interstate 80
IERS	Integrated Environmental Restoration Services, Inc.
in/sec	inches per second
IPCC	Intergovernmental Panel on Climate Change
ISO	Insurance Services Office
kV	kilovolts
kWh/year	kilowatt hours per year
LCDs	land capability districts
lb/day	pounds per day
LCFS	Low Carbon Fuel Standard
L _{dn}	Day-Night Level
LEED	Leadership in Energy and Environmental Design
L _{eq}	Equivalent Continuous Sound Level
L _{eq (h)}	1-hour A-weighted equivalent sound level
LID	low impact development
L _{max}	Maximum Sound Level
Lodge	Tahoe City Lodge
LRWQCB	Lahontan Regional Water Quality Control Board
LTAB	Lake Tahoe Air Basin
LTBMU	Lake Tahoe Basin Management Unit
LTGRP	Lake Tahoe Geographic Response Plan
MCL	maximum contaminant level
mg/L	milligrams per liter
mgd	million gallons per day
mg/y	million gallons per year
MMT	million metric tons
MOU	Memorandum of Understanding
mPa	micro-Pascals
MPO	Metropolitan Planning Organization
MRF	Eastern Regional Materials Recovery Facility
MRIP	Multi-Residential Incentive Program
msl	mean sea level
MVWPSP	Martis Valley West Parcel Specific Plan
MWh	megawatt hour
N	nitrogen
NAAQS	national ambient air quality standards
NAC	noise abatement criteria
NAHC	Native American Heritage Commission

NCIC	North Central Information Center
NDEP	Nevada Department of Environmental Protection
NEHRP	National Earthquake Hazards Reduction Program
NESHAP	National Emissions Standards for Hazardous Air Pollutants
NFIP	National Flood Insurance Program
NFPA	National Fire Protection Association
NHPA	National Historic Preservation Act of 1966
NHTSA	National Highway Traffic Safety Administration
NO ₃ -N	nitrogen as nitrate
NOA	naturally-occurring asbestos
NOP	notice of preparation
NO _x	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NRT	National Recreation Trails
NTFPD	North Tahoe Fire Protection District
NTPUD	North Tahoe Public Utilities District
NTS	National Trails System
NTSA	National Trails System Act
NTU	Nephelometric Turbidity Units
ONRW	Outstanding National Resource Water
OSHA	Occupational Safety and Health Administration
P	Phosphorus
PAC	Protected Activity Center
PAHA	potential avalanche hazard areas
PAS	plan area statement
PCAPCD	Placer County Air Pollution Control District
PCE	petrachloroethylene
PCEHD	Placer County Environmental Health Division
Phase I ESA	Phase I Environmental Site Assessments
PLRM	Pollutant Load Reduction Model
PPV	peak particle velocity
PRC	Public Resources Code
Pub.L. No. 101-618, Title II	Truckee-Carson-Pyramid Lake Water Rights Settlement Act
REC	Recognized Environmental Condition
RMS	root-mean-square
ROD	Record of Decision
RPIC	Regional Plan Implementation Committee
RPS	California's Renewable Portfolio Standard
RPU	Regional Plan Update
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board

SACOG	Sacramento Area Council of Governments
SARA	Superfund Amendments and Reauthorization Act
SCAMQD	South Coast Air Quality Management District
SCS	Sustainable Communities Strategy
SEZ	stream environment zone
sf	square feet
SHPO	state historic preservation officer
SMAQMD	Sacramento Metropolitan Air Quality Management District
SMARTS	Stormwater Multiple Application & Reports Tracking System
SO ₂	sulfur dioxide
SO ₄	Sulfate
SPAs	Special Planning Areas
SPCC	Spill Prevention, Control, and Countermeasure
SPL	sound pressure level
SR	State Route
SR 28	North Lake Boulevard
SRA	State Recreation Area
SWPPP	storm water pollution prevention plan
SWRCB	State Water Resources Control Board
SWRCB-DDW	State Water Resources Control Board Division of Drinking Water
TAC	toxic air contaminant
TART	Tahoe Area Regional Transit
TAU	tourist accommodation unit
TCPUD	Tahoe City Public Utility District
TDS	Total Dissolved Solids
TFFT	Tahoe Fire and Fuels Team
THPO	Tribal Historic Preservation Officer
TKN	Total Kjeldahl nitrogen
TMDL	total maximum daily load
TMPO	Tahoe Metropolitan Planning Organization
TOT	Transit Occupancy Tax
TPY	tons per year
TRI	Truckee River Interceptor
TROA	Truckee River Operating Agreement
TRPA	Tahoe Regional Planning Agency
T-TSA	Tahoe-Truckee Sanitation Agency
TTSD	Tahoe Truckee Sierra Disposal
TTUSD	Tahoe Truckee Unified School District
UFC	Uniform Fire Code
USACE	U.S. Army Corps of Engineers
USC	U.S. Code
USFS	U.S. Forest Service
USGS	U.S. Geological Survey
UST	underground storage tank

VdB	vibration decibels
VMT	vehicle miles traveled
VOC	volatile organic compound
vph	vehicles per hour
WDRs	waste discharge requirements
WNDD	Western Nevada Development District
WQOs	Water Quality Objectives
ZNE	California's Zero Net Energy
µin/sec	micro inch per second