DRAFT INITIAL STUDY

for the

LAKE TAHOE COMMUNITY COLLEGE EARLY LEARNING CENTER AND TIMBER CONVERSION PERMIT/ TIMBER HARVEST PLAN

Prepared for
Lake Tahoe Community College District
One College Drive
South Lake Tahoe, CA 96150

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1.0 INTRODUCTION

1.1 SCOPE OF THE INITIAL STUDY

The following Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 1500 *et seq*.). An Initial Study (IS) is a preliminary environmental analysis that is used by the California Environmental Quality Act (CEQA) lead agency as a basis for determining whether an EIR, a Mitigated Negative Declaration, or a Negative Declaration is required for a project under CEQA guidelines. Following the analyses conducted for the study, it was determined that the proposed project will not result in significant impacts on the environment.

The Lake Tahoe Community College (LTCC) District proposes to construct a new Early Learning Center (ELC) facility at the District's main campus on One College Drive in South Lake Tahoe, CA. This facility is part of the Lake Tahoe Community College Master Facilities Plan. Detailed plans have been provided for the new facility, and are described herein. The Project also includes a Timber Conversion Permit (TCP) and Timber Harvest Plan (THP). Since the LTCC campus occupies a large area, and the Facilities Master Plan proposes future development across up to 19.5 acres as the need for these new facilities arises, a TCP/THP for all potential Facilities Master Plan development locations is proposed. Although this IS does not evaluate development of all potential campus facilities under the proposed Facilities Master Plan, the California Department of Forestry and Fire Protection (CalFire) requires that the TCP/THP address all planned growth areas in addition to the ELC.

The IS has been prepared pursuant to the California Environmental Quality Act (CEQA) of 1970, Cal. Pub. Res. Code §21000 et seq. The LTCC is the CEQA lead agency for this project. This IS evaluates the potential for the proposed ELC and TCP project to adversely affect the physical environment, and is an informational document that provides LTCC, other public agencies, interested parties and the public with an objective assessment of the potential environmental impacts that could result from project implementation.

1.2 HISTORY, PURPOSE AND NEED

1.2.1 History

LTCC was voted into existence on March 5, 1974 and started with 1,400 students and 16 faculty its first year where it operated from a converted motel. The 164-acre wooded campus was acquired in 1979 and first occupied in 1988 with the construction and operation of a 50,000 square foot facility, including the Main Building, pathways, parking, and amphitheater area, per the 1981 Master Plan. With a growing student population, the campus expanded and currently includes classrooms, administrative offices, student services, a full-service library, a theatre and performing arts building, fitness education center, soccer fields, a commercial-grade culinary arts kitchen, art gallery, child development center, demonstration garden, and other facilities. The LTCC serves an average of approximately 4,500 to 5,000 students annually with approximately 35 to 40 full-time faculty.

The 1981 Master Plan has led development at the Campus beyond its planning period and vision. With a need for a new Master Plan, the Facilities Planning Committee, later Facilities Council (FC) was formed in the fall of 2011 to guide development of the Facilities Master Plan. Utilizing the Educational Master Plan, the Strategic Plan, the 2020 Vision and consultation with and input from stakeholders and the Board of Trustees, the FC identified ten capital facility projects based on the operational and educational needs

of the college that forms the FMP, which serves as a roadmap for the maintenance and expansion of the LTCC.

1.2.2 Purpose and Need

The new ELC facility would house the Tahoe Parents Nursery School (TPNS) and associated District early childhood education programs. TPNS was founded in 1958 and has served the South Lake Tahoe community for over 60 years. TPNS is a co-op educational preschool program. All parents of TPNS preschoolers are LTCC students and are required to take parenting or early childhood education classes in addition to their involvement with TPNS. The construction of the ELC will allow TPNS to move out of deteriorated portable classrooms located on nearby Lake Tahoe Unified School District (LTUSD) property and provide improved facilities for TPNS, in closer proximity to related classes to LTCC students.

The California Forest Practice Rules implement the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 in a manner consistent with other laws, including the Timberland Productivity Act of 1982, CEQA, the Porter Cologne Water Quality Act, and the California Endangered Species Act. The California Forest Practice Rules require landowners of land identified as timberlands to file a TCP with CalFire if the land is to be used for uses other than the growing of timber (PRC Section 4621 et. seq. and 14 CCR Section 1100 et. seq.). A THP is also required with mitigation measures or alternatives to lessen or avoid significant impacts on the environment.

The campus, although not zoned by the City of South Lake Tahoe as timberland, is considered by CalFire and El Dorado County to be timberland and use of the land for purposes other than the growing of timber requires issuance of a permit. Since more than three acres of land would ultimately be converted and conversion of land would occur through multiple stages, and since LTCC has previously used a one-time exemption on past improvements, LTCC is ineligible for a timber conversion exemption for construction of the ELC.

1.3 LOCATION

LTCC is located east of Al Tahoe Boulevard in the City of South Lake Tahoe at One College Drive (Figure 1). The LTCC District serves the South Lake Tahoe, California area. The college campus currently occupies approximately 120 acres of land, with approximately 115,500 assignable square feet (ASF) and 175,500 gross square feet (GSF). The ELC would be located adjacent to the existing Child Development Center (CDC) at the north end of the clustered campus complex.

The LTCC campus is comprised of twelve existing campus buildings clustered on approximately 22 acres. These buildings provide the space for the support of instruction at a community college: laboratories, classroom lectures, meetings, staff support, library, student services, bookstore, and student center. Beyond the classrooms and labs, the 164-acre wooded campus features a 192-seat black box theater, extensive art labs, and a demonstration garden. Five parking areas with over 400 parking spaces currently serve the needs of the campus.

The Project area is located at an elevation of 6,229 feet above sea level, within a forested urban area. Special features onsite include Trout Creek and the associated meadow to the west. The campus consists of gently sloping forested plateau with a break in slope to the Trout Creek flood plain west of the developed campus. Trout Creek flows from south to north toward US 50. Slopes generally run from the southeast to northwest and range from gentle to moderate. The developed portion of the campus is outside the Trout Creek floodplain. The area is characterized by Lodgepole and Jeffrey pine in the lower forest and forest plateau areas and Stream Environment Zone near Trout Creek.

The project area is located within District 4 – Town Center District, of the Bijou/Al Tahoe Community Plan (Plan Area Statement 098). Schools- college, kindergarten through secondary and preschool - is an allowed use in the Community Plan which has a Land Use Classification of Commercial/Public Services. The City of South Lake Tahoe General Plan (2011) Land Use Diagram classified the area as "Special District" Policy LU-2.5 Bijou/Al Tahoe Community Plan Area states, "The City shall encourage the creation of a viable residential neighborhood with appropriate neighborhood amenities and compatible high quality family-oriented recreation and public facilities including government offices." Priorities for this area as identified in the General Plan include expanding the role of the Bijou/Al Tahoe Community Plan area as an economic center at the LTCC and developing new social centers in the LTCC area.

The ELC would be located north of and adjacent to the existing child development center (CDC) located on the north end of campus. Existing LTCC facilities near the proposed ELC, include the CDC immediately south, a parking lot west of the CDC, the Lake Tahoe Demonstration Garden to the northwest, a driveway roundabout to the east, and undeveloped LTCC campus to the north. Beyond the immediate vicinity, but within the LTCC campus, lies the remainder of the LTCC campus facilities, such as the theatre, main building, student center, main parking lot, and sports fields, to the south, the college environmental study area and Trout Creek to the west, undeveloped land and main campus roadways to the east, U.S. Forest Service Lake Tahoe Basin Management Unit (LTBMU) offices and parking lot to the north.

LTCC is bound by U.S. Highway 50 (US 50) and existing commercial development to the north, Al Tahoe Blvd. to the east, STPUD facilities and Martin Avenue to the south, and the Sierra Tract neighborhood to the west. Access to the Project area is via Al Tahoe Blvd., from either US 50 from the north or Pioneer Trail from the south. Surrounding land uses include the Bijou Community Park, South Tahoe Public Utility District facilities, Trout Creek (conservation area), retail centers, government offices such as the U.S. Forest Service and U.S. Post Office, and residential neighborhoods.

1.4 PERMITS AND APPROVALS

This document must be certified by the LTCC (lead agency). A separate Initial Environmental Checklist was prepared for Tahoe Regional Planning Agency as part of their permitting review. The Project must be consistent with the codes, regulations and policies that include, but are not limited to the following list.

Tahoe Regional Planning Agency

- Tahoe Regional Planning Compact (PL 96-551 94 Statute 3233); and
- Regional Plan for the Lake Tahoe Basin;
  - Goals and Policies;
  - Code of Ordinances (Code);
  - Rules of Procedure;
  - Environmental Thresholds Carrying Capacities;
  - Plan Area Statements, Community Plans, and Area Plans;
  - Bi-State 208 Water Quality Plan;
  - Regional Transportation Plan; and
  - Environmental Improvement Program.

Federal

- Endangered Species Act - United States Fish and Wildlife Service;
- Clean Water Act - Environmental Protection Agency; and

- National Historic Preservation Act.

State of California

- Division of the State Architect;
- Water Quality Control Plan for the Lahontan Region (Basin Plan);
- California Endangered Species Act (CESA);
- CalFire Timber Harvest Plan Requirements (TCP/THP);
- State Vehicle Emissions Controls; and
- State Historic Preservation Act.

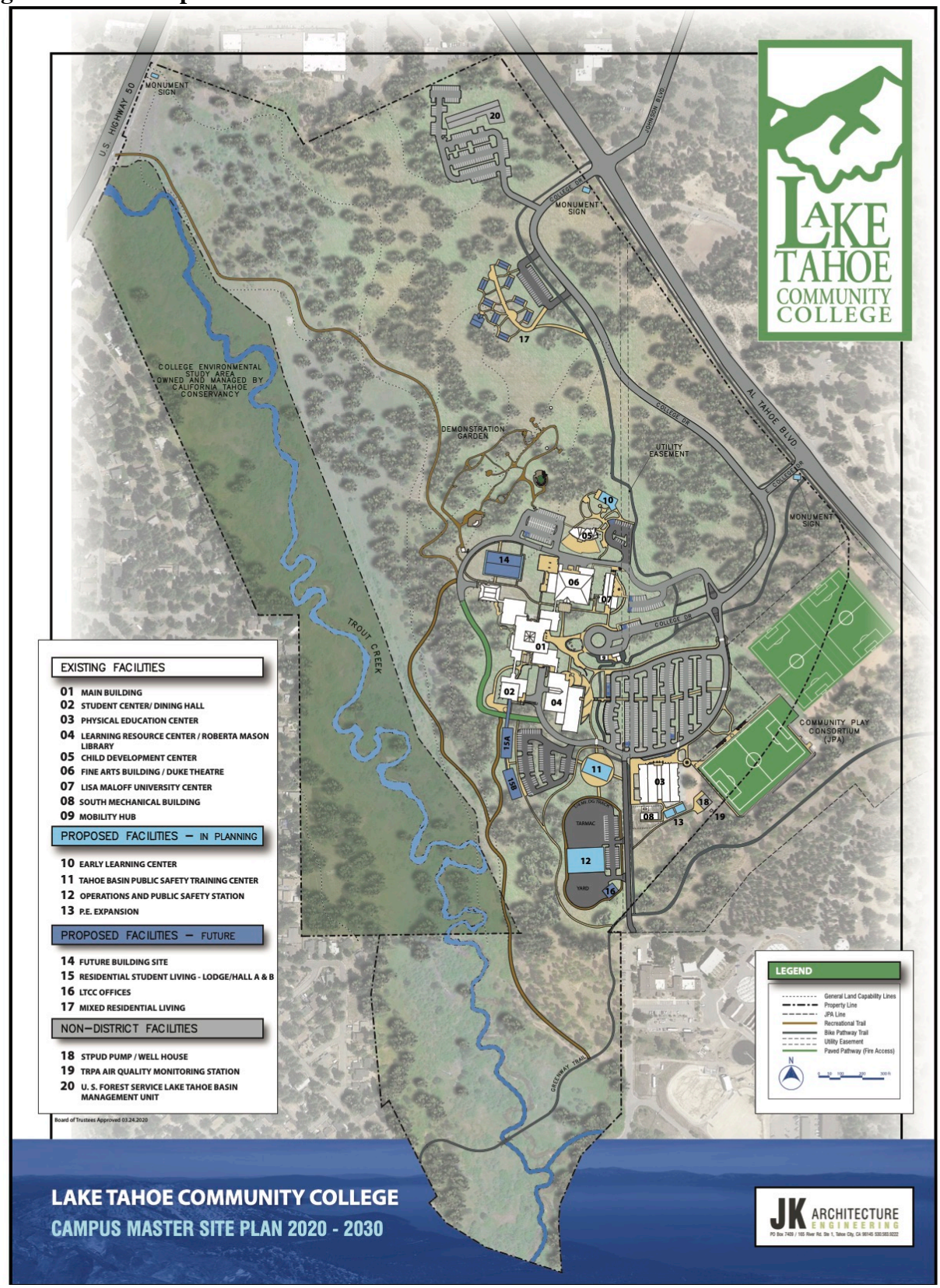
El Dorado County

- Health Department Regulations; and
- Air Quality Management District Regulations.

Permits

- Division of the State Architect permit;
- CalFire Timber Conversion Permit;
- California Regional Water Quality Control Board-Lahontan Region, NPDES permit;
- Occupational Safety and Health Administration (OSHA);
- California Occupational Safety and Health Administration (Cal-OSHA); and
- TRPA Public Service Permit.

Figure 1 Campus Site Plan



2.0 PROJECT DESCRIPTION

The proposed project is the construction of a 4,952 square foot ELC facility at the LTCC, adjacent to the existing CDC (Figure 1). The 4,952 square foot center would include 3,060 square feet of indoor program area building, and 1,892 square feet of outdoor program area, which includes 730 square feet of covered outdoor space and 1,162 square feet of outdoor areas covered by roof. Figures 2 through 4 include the ELC site plan, building elevations and details of the outdoor learning areas. The ELC building would provide indoor and outdoor activity space for pre-school age students, communal workspace for parent/teachers, and restrooms. A new playground is proposed within the outdoor activity space. Other outdoor components include walkways to connect to the adjacent LTCC campus, new parking spaces, and new and expanded drainage facilities to serve the new structure. The project also includes the relocation or reconfiguration of existing pedestrian walkways to accommodate the new building.

2.1 EARLY LEARNING CENTER

The ELC building includes a vestibule, mud room, work room and parent work area, a breakroom with kitchen facilities, a utility room, a teacher/parent restroom, a kid's restroom, a large indoor activity space, a reading nook, and a storage room, as well as a covered outdoor activity area. The kitchen area would include a refrigerator, stove, oven, dishwasher, and sink, as well as various storage cabinets. The kid's restroom includes two standard kid-size stalls, an ADA accessible stall and two sinks. The teacher/parent restroom would be a single occupancy restroom with one toilet, and sink. A sink and water fountain would also be located within the large activity space. This space includes an accordion foldout wall that can break the room up into two smaller activity spaces.

The new facility is a single-story slab on-grade building with CMU structural walls and pitched wood framed roof over the building and outdoor activity area, with flat single ply canopies over the main entrance and the utility yard. Proposed finishes are consistent with current campus colors/materials, including earth-toned exposed CMU, siding, full stone veneer, lightly tinted non-reflective glazing, and dark composition shingle roofing. The building exterior would consist of a variety of materials to add architectural variation consistent with other campus structures. Walls would include elements of concrete masonry, horizontal stack concrete masonry, running bond concrete masonry, vertical fiber cement board siding, horizontal fiber cement board siding, and stone veneer.

The proposed ELC building height would be 27 feet, 7 inches, and the predominate roof pitch of the building would be 4:12, with a site cross-slope of 3.3%. Portions of the roofline and walls along open areas would be skewed to add architectural interest and roofline variation. The roof would be constructed of composite shingle roofing in the "classic weathered wood" color.

Exterior safety lighting would be installed on the new building to increase safety and security of the facilities. As stated in the IEC, exterior lighting would be consistent with TRPA requirements. New lighting would consist of mounted lighting on the building where necessary (i.e., lighting would be mounted on the sides of the ELC to illuminate the entrances and doorways between the indoor and outdoor facilities).

Fences and gates will be decorative wrought iron, chain link with slats, and wood/wood panel in-fill, depending on the level of transparency/visibility for security of the children. View fencing would be located between the parking lot and the outdoor play area and screened fencing would be located along

the western perimeter of the playground area, extending to the CDC building. The project is designed to be consistent with the design standards and guidelines of the Al Tahoe Community Plan.

Landscaping includes new trees, shrubs and groundcover adjacent to the new building to compliment the new site improvements and to restore areas of land coverage relocation. Proposed landscaping includes: the runoff collection basins, native upland seed mix as described in Section 2.1.5 Erosion Control and Best Management Practices, and a variety of landscape boulders. An entry trellis is also proposed at the entryway to the outdoor playground area. The runoff catchment basins would be cobble-lined dry creek beds in the dry season with surrounding native vegetation.

The existing fire hydrant southeast of the CDC would remain in place and additional fire protection systems would be installed on the exterior of the ELC, and in the landscape area near the proposed ADA accessible parking space. The ELC would be equipped with Type 5-B sprinklers.

2.2 Walkways and Parking

Associated site improvements include a small expansion of an existing parking lot to accommodate additional vehicular parking requirements while maintaining emergency vehicle access, re-routing a section of the paved bike path from the north into campus, and associated play areas/walkways for required outdoor activities and ADA paths of travel. The new ELC facility would include a number of walkways and sidewalks leading from the parking lot to the ELC and from the ELC to the CDC. The project also includes replacement of sidewalk, bike path, and walkways that were reconfigured to accommodate the proposed ELC. Decomposed granite would be used to construct a series of dirt paths between the proposed ELC and the reconfigured bike path and between the ELC and the CDC. A small portion of the meandering path would include wood pavers, and a 5-foot wide, wood-decked pedestrian bridge would extend over the portion of walkway in the outdoor playground between runoff catchment basins A2 and A3. Precast pervious pavers with a snow melt system would be located from the parking lot to the CDC and the ELC. Concrete sidewalk would be located north of the new parking stalls and the existing sidewalk immediately east of the CDC would be reconstructed and slightly redesigned for improved accessibility. The covered outdoor play areas would also be constructed of concrete pad. The new walkways, paths, and drives would consist of approximately 2,390 square feet of concrete sidewalk, 2,607 square feet of asphalt bike path, 1,426 square feet of pervious pavers and 4,626 square feet of decomposed granite. The walkway between the ELC and CDC is proposed to be constructed with pervious pavers. The rerouted bike path northeast of the ELC would be reconstructed with asphalt concrete.

Along the walkway between the new parking lot and the ELC entrance, parallel to the bike path, a concrete pad would house a bike locker and bike docks.

Ten additional parking spaces are proposed, including one ADA accessible parking space along the northern perimeter of the existing CDC parking lot to accommodate additional parking requirements while maintaining emergency vehicle access. The existing parking pavement and associated sidewalks and bike path in this area would be removed and replaced accommodating the additional proposed parking spaces. Due to the unique nature of the use as a co-op school where parents are teachers, LTCC students, and carpool operators bringing students to the site, additional parking demand and vehicle trips are minimized. Since LTCC student enrollment data indicates that the number of students enrolled in on-campus programs or classes has been declining as online courses increase, the parking demand would not outpace the parking supply. As more and more online classes become available, the ELC project will not result in any net new daily vehicle trips over the existing conditions. Portions of the parking lot removed to accommodate the new parking spaces would be repaved with asphalt concrete. Where the removed crosswalk is realigned within the drive aisle between the CDC and theatre, the crosswalk would consist of

concrete paving, with additional asphalt concrete paving to connect the walkway to the existing driveway pavement.

The drive aisle through the parking lot would measure 20-feet in width to ensure emergency vehicle access is maintained. Roadway snow would be removed and stored in the area between the roadway and the sidewalk connecting the CDC to the main campus. The sidewalks around the parking area include rolled curb and gutter, including the portion of sidewalk constructed of pervious pavers.

2.3 Land Coverage

The ELC project would disturb 10,520 square feet of land. The ELC building would occupy 3,060 square feet of interior program space, 730 square feet of exterior covered program space and 1,162 square feet of exterior covered roof and walls for a total of 4,952 square feet. Both new and relocated land coverage are proposed under the project. Land coverage onsite would increase by 15,584 square feet as a result of the project, which includes relocated land coverage subtracted from proposed new land coverage. All proposed land coverage would be within the Class 7 land capability district, and is within the allowable land coverage for the project area. The following new coverage is proposed:

New Proposed Land Coverage (square feet):

Building	4,952
Road	1,829
Parking	1,973
Sidewalk	2,415
Pervious Pavers	1,426
Dirt Path	4,626
Bike Path	2,607
Playground	1,720
Utility	47
Total	21,595

In addition to new coverage from the ELC and associated walkways and parking areas, the project proposes to remove existing land coverage onsite which would be relocated to accommodate the ELC. Coverage to be removed would be located in the vicinity of the CDC and proposed ELC, and primarily consists of sidewalk and road land coverage, within the round-about parking lot serving the CDC. A portion of a bike path that would be rerouted and a dirt path leading from the bike path to the theatre parking lot would also be removed and restored. Coverage removal is as follows:

Removed Land Coverage to be Relocated with the ELC (square feet):

Road	1,949
Sidewalk	1,891
Asphalt Walk	372
Bike Path	1,555
Total	5,767

The land coverage associated with the new facilities would be located on the EfB soil type. The EfB soil type has a land capability of 7 (Land-Capability Classification of the Lake Tahoe Basin, Robert G. Bailey, 1974). The proposed land coverage is within the allowable limits designated by the TRPA as shown on Table 1, which takes into account the removed/relocated coverage listed above.

2.4 Erosion Control and Best Management Practices

The new facilities result in different types of impervious surfaces and associated runoff or drainage patterns. The improvements have been categorized into four sheds or runoff areas. Shed A consists of the ELC structure and covered outdoor play area, the northern portion of the parking lot and drive aisle to the parking lot, walkways connecting the parking lot to the ELC and dirt paths in the area between the ELC and CDC, which has an impervious surface coverage of 21,434 square feet and a runoff potential of 1,786 cubic feet.

Shed A runoff would be collected in three basins, with a combined capacity of 1,795.7 cubic feet. The three basins would range in size from 194.1 cubic feet to 126.5 cubic feet, to 1475.1 cubic feet. These basins would be located adjacent to the outdoor playground, south of the ELC and west of the ELC. Drop inlets in the parking lot, playground, and landscaping near the ELC entryway, and a series of conveyance pipes would collect runoff into the basins.

Shed B consists of the southwest portion of the CDC/ELC parking lot and sidewalk, which has an impervious coverage area of 5,190 square feet with a potential for 432.5 cubic feet of runoff. Runoff would be collected from Shed B through a drainage inlet piped to a basin south of the playground with a capacity for 498.7 cubic feet.

Shed C consists of a portion of the rerouted bike path and pathways and an outdoor dirt pad north of the ELC structure, which has an impervious coverage area of 2,793 square feet with a potential for 232.6 cubic feet of runoff. Runoff from Shed C would be collected in Basin C, located north of the ELC, which has a capacity for 256.2 cubic feet of runoff.

Shed D consists of dirt walkways surrounding the eastern portion of the outdoor playground, which results in an impervious coverage area of 1,232 square feet with a potential runoff of 102.7 cubic feet. Runoff from Shed D would be collected in a drop inlet located within the playground and would be conveyed through a pipe to Basin A3. A landscaped surface treatment area would also capture runoff with capacity for 1,055.4 cubic feet of runoff.

Runoff would be conveyed primarily through 8-inch diameter storm drains, and one section of 12-inch diameter storm drain. Eight-inch rock lined outfall structures with trash racks would be constructed at each of the drainage basins, and a 12-inch rock lined outfall structure with a trash rack would be developed at basin A3. All catch basins would be equipped with inlet filters.

The construction of the new building will require the over-excavation and re-compaction of the building pad. As stated in the TRPA environmental checklist, the maximum excavation depth would be four feet and temporary best management practices (BMPs) would be used to manage unstable soils during construction. Earthwork would be balanced onsite with approximately 450 cubic yards each of cut and fill.

The preliminary erosion control plan for the project includes: inlet protection for drop inlets; coir logs along the western edge of the construction area from the CDC to the end of the realigned bike path; vegetation protection fencing (staked, 4-foot orange construction safety fencing) around groups of trees to remain within the northwest corner of the site, within the landscape area south of the ELC, and between the ELC and bike path; a stabilized construction entrance at the north end of the existing parking lot drive aisle; and a material storage and staging area north of the proposed ELC footprint, which would be located over engineered fill and include a coir log perimeter around stockpiled materials. Fiber rolls would either be staked in off pavement areas, or secured with gravel bags within paved areas. Graded areas that are not proposed to be covered or landscaped would be treated with an upland revegetation mix

consisting of squirrel-tail, El Dorado or Mokelumne brome, blue wildrye, antelope bitterbrush, sulfur flower buckwheat, Sierra or wax currant, and penstemon. Dust control measures are also proposed as part of the project and would be in place during construction.

2.5 Tree Removal

Twelve Jeffrey pine trees, ranging in size from 11-inch diameter at breast height (dbh) to one 35-inch dbh tree, are proposed for removal. The trees are located in areas of proposed land coverage for the ELC building and walkways, or within the relocated bike path area, immediately adjacent to proposed land coverage areas. Since the project area is not within a Stream Environment Zone (SEZ), and is not on land with a land use classification of Conservation or Recreation, removal of trees greater than 30-inches dbh is not restricted. Trees located outside of the construction area would be protected with fencing around the drip line of the tree. Temporary disturbance areas would be restored to natural conditions following construction.

2.6 Timber Harvest Plan/Timberland Conversion Permit

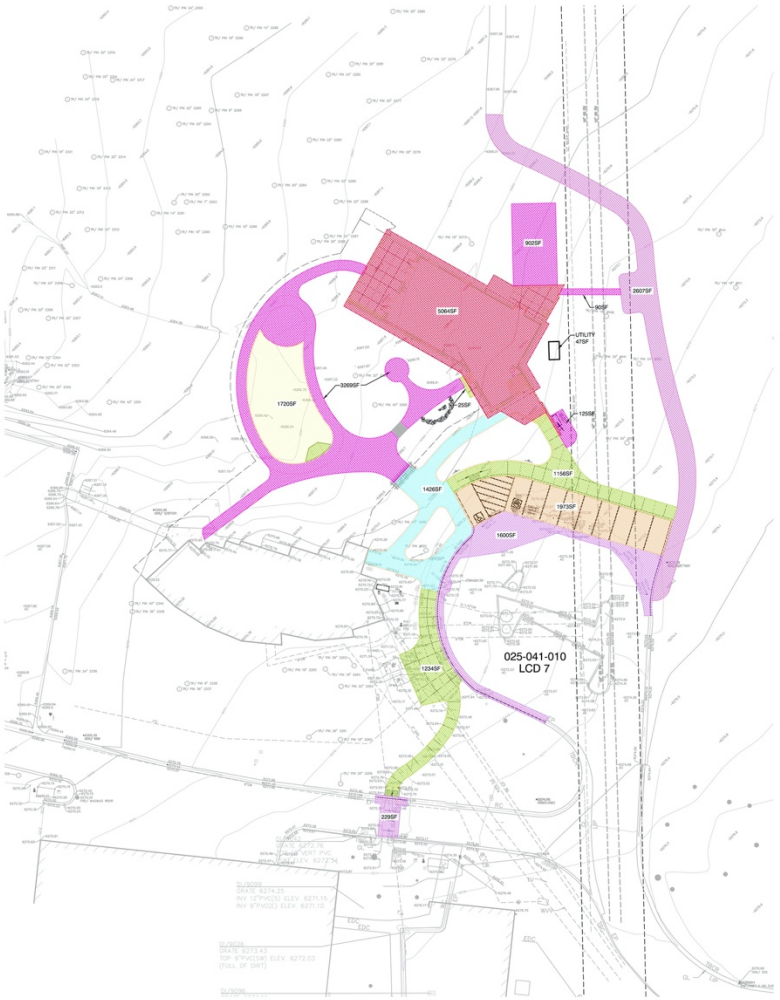
A Timberland Conversion Permit (TCP), including a Timber Harvest Plan (THP), is included in the project because a TCP has not been previously prepared for the LTCC campus and is required when land identified as timberland is used for purposes other than timber growth. Previous TCP/THPs have been prepared for previously developed portions of the campus, in the vicinity of the Physical Education and Cafeteria buildings and sports fields. Although a one-time exemption can be granted for conversions less than three acres, LTCC has previously utilized this exemption and a TCP/THP is needed for any future campus growth.

The TCP/THP covers four separate areas of the LTCC campus where future development is considered under the LTCC Facilities Master Plan (Figure 5). These areas include an area located west and mostly south of the Main Building, a small area south of the Physical Education Center, an area along College Drive midway between the main campus and the U.S. Forest Service Lake Tahoe Basin Management Unit building, and lastly the area encompassing the proposed ELC improvements described above. Future facilities that may be proposed within the TCP conversion areas will only be considered following completion of CEQA analysis of the proposed LTCC Facilities Master Plan.

The total area of timberland that may be converted under the TCP/THP would be 19.5 acres within the 120 acre main campus boundary. There are an estimated 730 trees within the TCP/THP area, or approximately 49 trees per acre. Although the exact number of trees that would be removed under the TCP/THP is unknown until each future LTCC facility is designed, an estimated 70 percent of the trees in the TCP/THP area would be removed (approximately 511 trees).

Trees would be hand felled and ground skidded, or carried to a central loading site by a qualified local tree removal company. Where feasible, trees would be reused on campus in landscape areas and as natural fencing. Trees removed from campus would remain local to the area.

Figure 2 ELC Land Coverage/Site Plan



COVERAGE LEGEND

- PROPOSED BUILDING - 4952SF
- PROPOSED ROAD - 1829SF
- PROPOSED PARKING - 1973SF
- PROPOSED SIDEWALK - 2415SF
- PROPOSED PERVIOUS PAVERS - 1426SF
- PROPOSED DIRT PATH - 4626SF
- PROPOSED BIKE PATH - 2607SF
- PROPOSED PLAYGROUND - 1720SF
- PROPOSED UTILITY - 47SF

NOTE:
COVERAGE TABLE TAKES INTO ACCOUNT THE PROPOSED COVERAGE AS SHOWN ON PROPOSED SITE PLAN, LESS THE COVERAGE PROPOSED FOR REMOVAL (AS SHOWN ON SHEET C0.2.0 – LAND COVERAGE DEMOLITION)

	LCD 1b APN 025-041-010			LCD 4 APN 025-010			LCD 7 APN 025-041-010				
TOTAL PARCEL AREA (SF)	TOTAL AREA (SF) 1135225	ALLOWABLE COVERAGE (SF) 11352		TOTAL AREA (SF) 878004	ALLOWABLE COVERAGE (SF) 174601		TOTAL AREA (SF) 3256773	ALLOWABLE COVERAGE (SF) 977032			TOTAL ALLOWED COVERAGE 1362985
FACUITY	EXISTING COVERAGE	PROPOSED COVERAGE	NET CHANGE	EXISTING COVERAGE	PROPOSED COVERAGE	NET CHANGE	EXISTING COVERAGE	PROPOSED COVERAGE	COVERAGE REDUCTION	NET CHANGE	TOTAL COVERAGE
BUILDING	-	-	-	6808	6808	0	179882	184946	-	5064	184946
PARKING	-	-	-	30866	30866	0	234170	236143	-	1973	236143
ROAD	-	-	-	14130	14130	0	126097	125977	-	-120	125977
SIDEWALK	-	-	-	5428	5428	0	55515	56039	-	524	56039
BIKE PATH	-	-	-	3025	3025	0	43399	44451	-	1052	44451
DIRT PATH	6388	6388	-	27547	27547	0	25009	28105	-	3096	28105
GRAVEL PATH	-	-	-	317	317	0	6762	6762	-	0	6762
CONC. PAD/SCUPTURES/PAVERS	-	-	-	79	79	0	4226	4226	-	0	4226
AC PAD/WALK	-	-	-	-	-	-	4811	4439	-	-372	4439
LOADING DOCK	-	-	-	-	-	-	2424	2424	-	0	2424
DECK/BRIDGE/STAIRS	-	-	-	74	74	0	1339	1339	-	0	1339
PORTABLE STORAGE	-	-	-	-	-	-	951	951	-	0	951
PLAYGROUND	-	-	-	-	-	-	1220	2940	-	1720	2940
LIGHTS/UTILITIES/BOXES	-	-	-	-	-	-	246	293	-	47	293
PERVIOUS PAVERS	-	-	-	-	-	-	726	1426	357	1070	1796
BANKED COVERAGE			-						-	0	0
TOTAL	6388	6388	-	86274	86274	0	686777	709831		14054	709831

NOTE:
APNS 025-010-34, 025-010-54, 025-041-08, 025-041-10, AND 031-011-02 ARE INCLUDED IN COVERAGE NUMBERS ABOVE FOR PARCEL 025-041-10. TOTAL PROJECT AREA IN SQUARE FEET BASED ON SURVEYED PARCEL SIZE IS 5,491,674 SF. SQUARE FOOTAGE OF AREA GRANTED TO THE COMMUNITY PLAY CONSORTIUM BALLFIELDS THROUGH THE JOINT POWERS AGREEMENT PROJECT AREA DEED RESTRICTION (ERSP2016–0070) IS 226,659 SF. RESULTANT PROJECT AREA REMAINING FOR THE LAKE TAHOE COMMUNITY COLLEGE, EXCLUDING THE JPA PROJECT AREA IS 5,265,005 SF (SHOWN IN TABLE ABOVE).

ARCH | NEXUS
Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000
http://www.archnexus.com

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LAKE TAHOE COMMUNITY COLLEGE
LTCCD Early Learning Center
ONE COLLEGE DRIVE, SOUTH LAKE TAHOE, CA 96150

TAHOE REGIONAL PLANNING AGENCY

Date Revision

GRAPHIC SCALE
30' 0 10' 20' 40' (IN FEET) 1 inch = 20 feet
THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED.

NORTH

ANTHONY J TASBANC

WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 (916) 985-1870

TRPA SUBMISSION

NEXUS PROJ. #: 19044
CHECKED BY: AT
DRAWN BY: AT
DATE: 01/10/2020

LAND COVERAGE PROPOSED

C0.3.0

FILENAME:I:\19-132\CIVIL\TRPA\DWG\19-132-C030.DWG

Figure 3 ELC Exterior Elevations

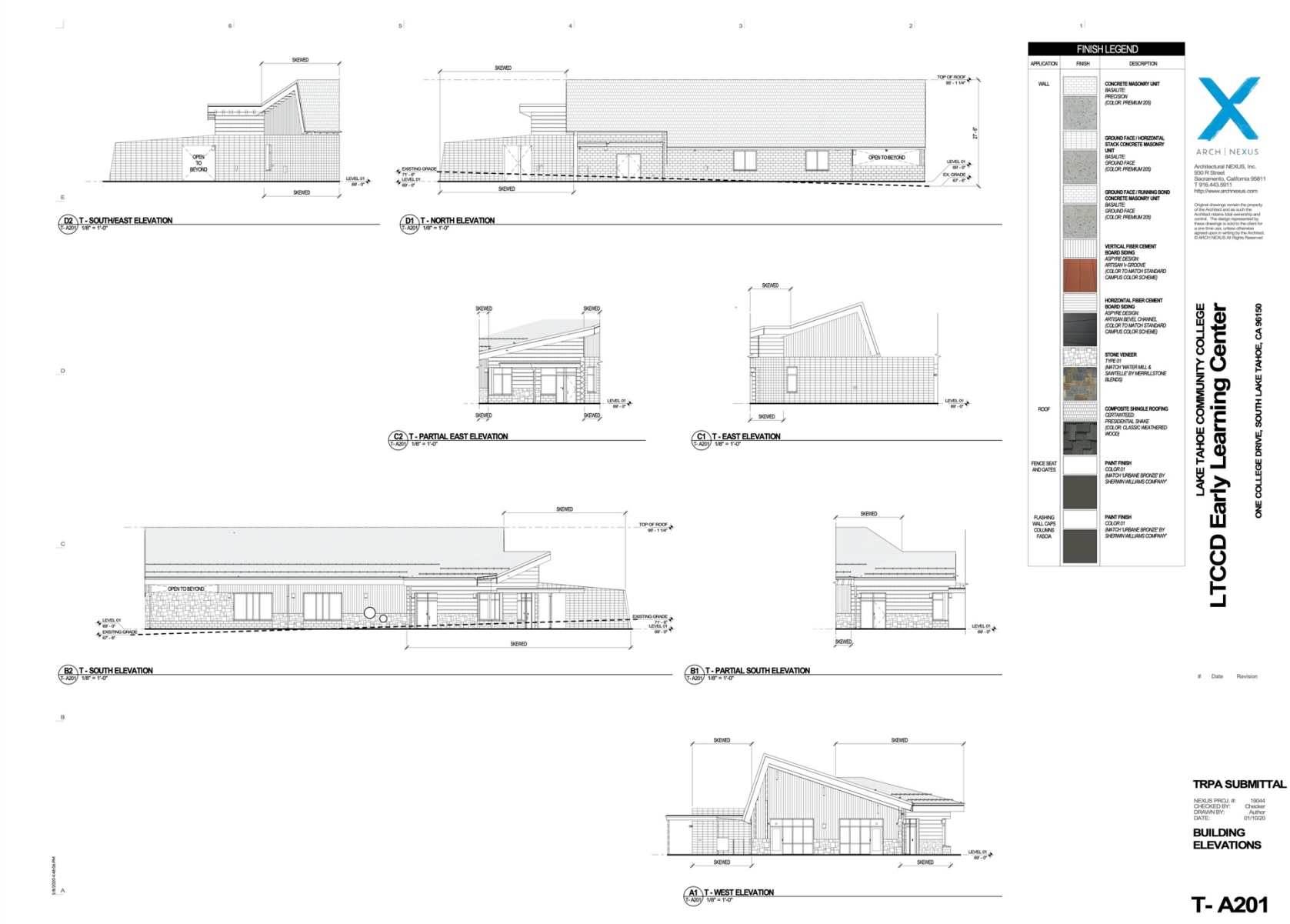

Figure 4 ELC Grading/Outdoor Improvements Plan

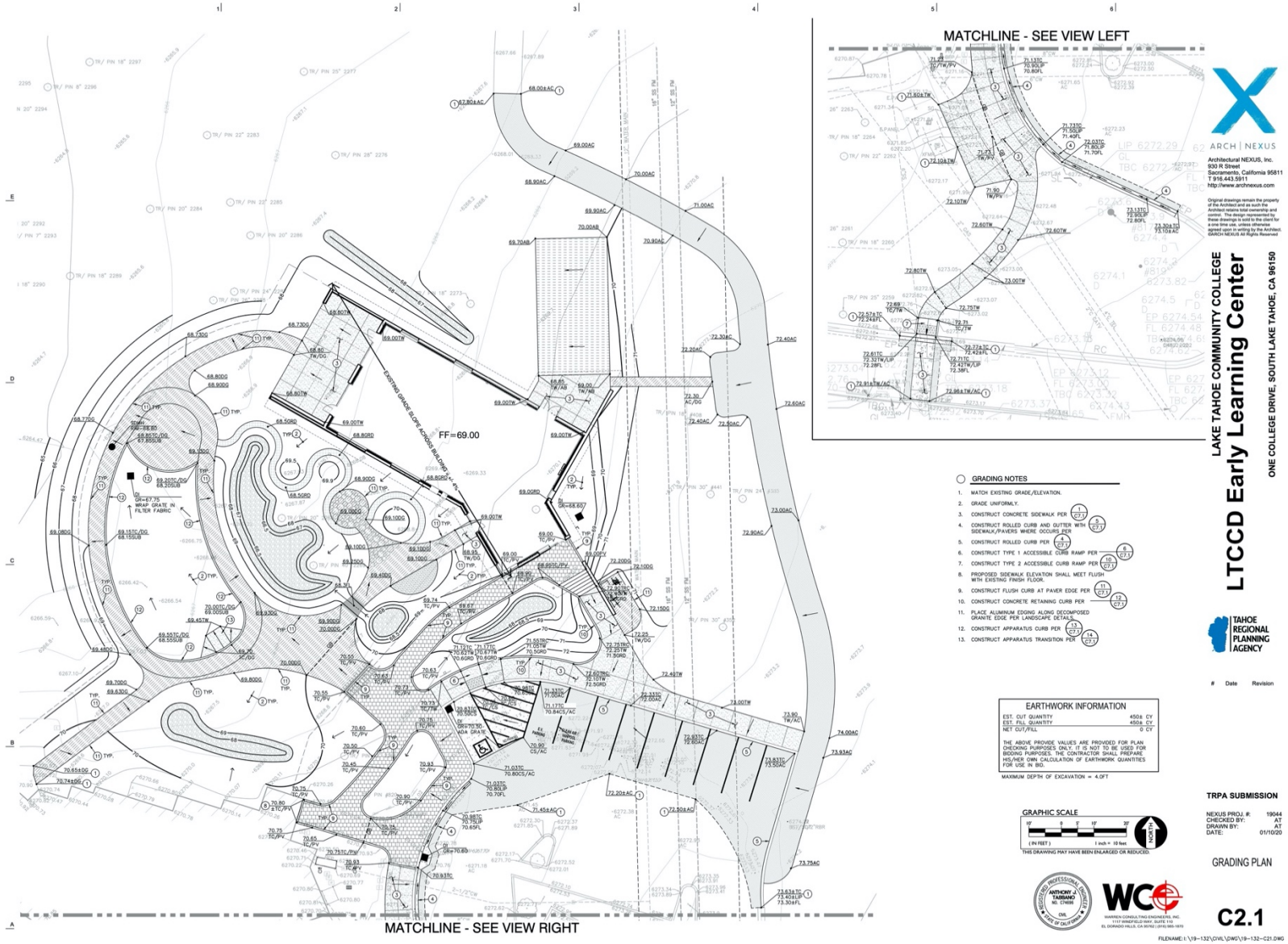

Figure 5 LTCC TCP/THP Conversion Areas

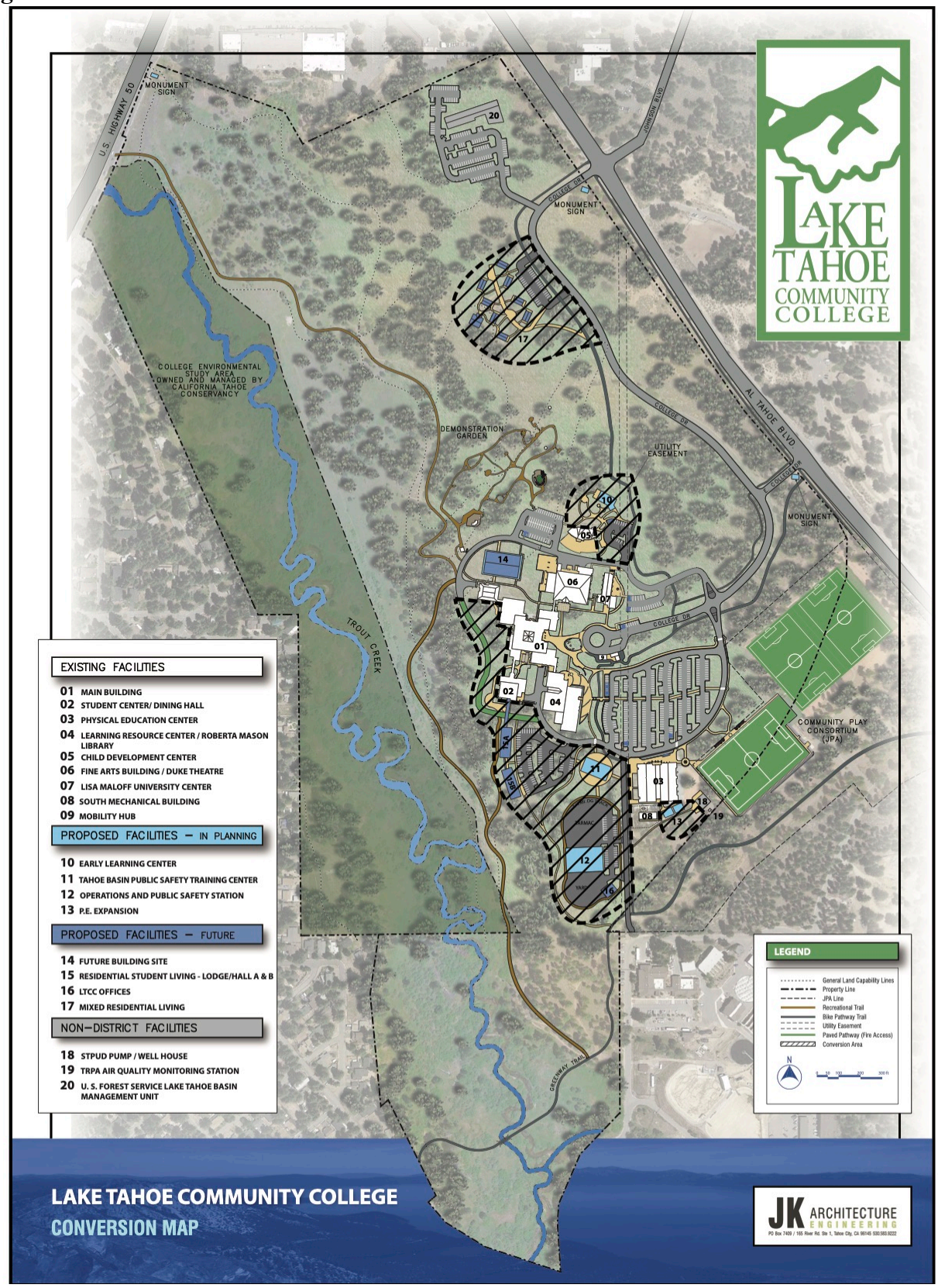

Table 1

LTCC Land Coverage with Proposed ELC

Total Parcel Area (SF)	LCD 1b APN-025-041-010			LCD 4 APN-025-041-010			LCD 7 APN-025-041-010				Total Allowed Coverage
	Total Area (SF)	Allowable Coverage (SF)		Total Area (SF)	Allowable Coverage (SF)		Total Area (SF)	Allowable Coverage (SF)			
5,265,005	1,135,225	11,352		873,004	174,601		3,256,773	97,7032			1,162,985
Facility	**Existing Coverage**	**Proposed Coverage**	**Net Change**	**Existing Coverage**	**Proposed Coverage**	**Net Change**	**Existing Coverage**	**Proposed Coverage**	**Coverage Reduction**	**Net Change**	**Total Coverage**
Building	-	-	-	6,808	6,808	0	179,882	184,946	-	5,064	184,946
Parking	-	-	-	30,866	30,866	0	234,170	236,143	-	1,973	236,143
Road	-	-	-	14,130	14,130	0	126,097	125,977	-	-120	125,977
Sidewalk	-	-	-	5,428	5,428	0	55,515	56,039	-	524	56,039
Bike Path	-	-	-	1,025	1,025	0	43,399	44,451	-	1,052	44,451
Dirt Path	6,388	6,388	0	27,547	27,547	0	25,009	29,635	-	4,626	29,365
Gravel Path	-	-	-	317	317	0	6,762	6,762	-	0	6,762
Concrete Pad/Sculpture/Paving	-	-	-	79	79	0	4,226	4,226	-	0	4,226
AC Pad/Walkway	-	-	-	-	-	-	4,811	4,439	-	-372	4,439
Loading Dock	-	-	-	-	-	-	2,424	2,424	-	0	2,424
Deck/Bridge/Stairs	-	-	-	74	74	0	1,339	1,339	-	0	1,339
Portable Storage	-	-	-	-	-	-	951	951	-	0	951
Playground	-	-	-	-	-	-	1,220	2,940	-	1,720	2,940
Light/Utility/Boxes	-	-	-	-	-	-	246	293	-	47	293
Pervious Pavers	-	-	-	-	-	-	726	1,426	357	1,070	1,796
Banked Coverage	-	-	-	-	-	-	-	-	-	0	0
TOTAL	6,388	6,388	0	86,274	86,274	0	686,777	702,361	357	15,584	702,361

Source: ELC Plan Set, Architectural NEXUS, Inc. January 10, 2020

Note: Coverage Table takes into account the proposed coverage as shown on the proposed site plan less the coverage proposed for removal. APNs 025-010-34, 025-010-54, 025-041-08, 025-041-10, and 031-011-02 are included in coverage numbers for parcel 025-041-10. Total project area in square feet based on surveyed parcel size is 5,491,674 SF. Square footage of area granted to the Community Play Consortium Ballfields through the Joint Powers Agreement project area deed restriction (ERSP 2016-0070) is 226,669 SF. Resultant project area remaining for the LTCC excluding the JPA project area is 5,265,005 SF, shown above. CTC managed property around Trout Creek is also included.

3.0 ENVIRONMENTAL CHECKLIST AND IMPACT ANALYSIS

1. Project title: Lake Tahoe Community College Early Learning Center and Timber Conversion Plan/Timber Harvest Plan

2. Lead agency name and address:

   The Lake Tahoe Community College District is the California Environmental Quality Act (CEQA) lead agency responsible for preparing an Initial Study/Mitigated Negative Declaration (IS/MND).

   Lake Tahoe Community College District
   One College Drive
   South Lake Tahoe, CA 96150

3. Contact person(s) and phone number(s):

   Al Frangione
   Phone: (916) 300-7440,
   Fax: (530) 541-7852
   Email: afrangione@ltcc.edu

4. Project location:

   The LTCC campus is located within the City of South Lake Tahoe, along Al Tahoe Boulevard between US 50 and Pioneer Trail as shown on Figure 1.

5. Project sponsor's name and address:

   Lake Tahoe Community College District
   One College Drive
   South Lake Tahoe, CA 96150

6. General Plan designation: Special District 4.

7. Zoning: Commercial/Public Service

8. Description of project: Refer to Chapter 2 of this document.

9. Surrounding land uses and setting: Refer to Chapter 1 of this document.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

    The project requires the LTCC Board of Trustees approval. A separate TRPA Initial Environmental Checklist has been prepared for TRPA approval during their permitting process. CAL FIRE Timber Harvest Plan and Timber Conversion Permit, Lahontan Regional Water Quality Control Board (Lahontan) National Pollutant Discharge Elimination System (NPDES) and Clean Water Act §401 water quality certification permits are also required.

3.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

If environmental factors are checked below, there would be at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. As discussed in the IS/IEC checklist, there are no potentially significant impacts associated with the amendment. Applicable mitigation measures for general and cumulative impacts associated with the General Plan and the RPU are incorporated into the project approval.

☐ Aesthetics	☐ Agriculture/Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology Resources	☐ Greenhouse Gas Emissions	☐ Hazards/Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation/Traffic	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance
	☐ None	☒ None with Mitigation Incorporated

3.2 CEQA ENVIRONMENTAL DETERMINATION

On the basis of this Initial Study:

☐ 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.

Russi Egan — 4-29-20

Russi Egan, Vice President of Administrative Services
Lake Tahoe Community College

Date

3.3 EVALUATION OF ENVIRONMENTAL IMPACTS

The following environmental analysis has been prepared using the CEQA Guidelines Appendix G: Environmental Checklist Form to complete an Initial Study (IS).

CEQA requires a brief explanation for answers to the Appendix G: Environmental Checklist except "No Impact" responses that are adequately supported by noted information sources (see Table 2). 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.

Table 2: CEQA Defined Levels of Impact Significance

Impact Severity	Definition
No Impact	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).
Less than Significant Impact	"Less than Significant Impact" applies where the Project's impact creates no significant impacts based on the criterion or criteria that sets the level of impact to a resource and require no mitigation to avoid or reduce impacts.
Less than Significant Impact after Mitigation	"Less than Significant Impact after Mitigation" 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.
Significant Impact	"Significant Impact" is appropriate if there is substantial evidence that an effect is potentially significant, as based on the criterion or criteria that sets the level of impact to a resource. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

Source: CEQA Appendix G Environmental Checklist Form 2018

3.3.1 Aesthetics

This section presents the analyses for potential impacts to aesthetics, scenic resources/community design and light and glare. Table 3 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

LTCC is characterized with a mix of natural landscapes, a demonstration garden, educational facilities and support facilities such as sports fields, and other urban development. The surrounding area includes Bijou Community Park, STPUD facilities, government offices, and commercial uses intermixed with the natural landscape.

Views of the LTCC property from US 50 are of Trout Creek Meadow and no LTCC buildings are visible from US 50. The area around US 50 and the Al Tahoe Blvd. intersection is primarily characterized as commercial, with restaurants, retail stores, a bank, and other commercial uses, including freestanding signage along the road. Since the campus is located centrally along Al Tahoe Boulevard, the campus is not visible from Pioneer Trail or U.S. 50.

The western portion of the LTCC property is characterized as undeveloped natural meadow. This area around Trout Creek contains no structures or development other than narrow dirt trails. A residential development is located west the meadow. Views of the LTCC property from the residential development do not include the developed campus and consist of Trout Creek Meadow, trees, and distant peaks.

Areas south of the campus are a mixture of residential and industrial, with forested pockets of no development along Trout Creek, where trees and SEZ comprise the primary view. Views toward the LTCC property from the STPUD facilities and Greenway Trail location reveal some LTCC facilities, such as the sports field and Physical Education Center. The Library and Main Building are somewhat visible in the distance through the trees.

Portions of the campus are visible from Al Tahoe Boulevard and the bike trail as well as from nearby portions of Bijou Community Park. The area along Al Tahoe Boulevard is not densely developed, and the LTCC buildings are substantially setback on the property, so the roadside view consists mostly of natural vegetation and topography mixed with commercial, institutional, office, and recreation uses, often set back from the roadway, with both natural and urban landscaping.

The ELC site is located immediately north of and adjacent to the CDC building and associated improvements. This area is at the north end of the cluster of campus buildings, setback from College Drive approximately 500 feet. The site is flat with scattered trees and little vegetation. The campus bike path runs parallel to and is immediately adjacent. There are no rock outcroppings or historic buildings in the project area. Al Tahoe Boulevard and the associated bike trail along the roadway are located approximately 700 feet from the ELC project area.

The City of South Lake Tahoe General Plan (2011) establishes goals and policies for scenic resources in the Natural and Cultural Resources Element, and for design in the Land Use and Community Character Element. The City's 2016 Design Guidelines were established to "provide a visual tool to help guide project applicants on how to meet the required design standards in a manner that meets the desired aesthetic of the community," and are to be used as aid to enhance the visual quality and experience in the community by directing future development. The Guidelines address site design and layout, grading, drainage, parking, bicycle parking, visual screening, pedestrian circulation, plazas, building articulation and design, roofs, building height, green building, landscape design, exterior lighting design, and signage.

Located in the Bijou/Al Tahoe Community Plan District 4, Height standards for LTCC may exceed the Height Standards in the TRPA Code of Ordinances based on project setback, visibility, or other design criteria and subject to TRPA review and approval. Coverage standards follow the TRPA Code of Ordinances limits. Setback standards generally follow the City Design Manual; however, development on the LTCC property shall have a minimum setback of 50 feet from Al Tahoe Blvd. Site design generally follows the City Design Manual, but also requires the natural forest setting remain preserved by designing projects that maintain the maximum number of trees, shrubs, boulders etc. on the site and design landscaping to blend with the native surroundings. The site design standards also require sidewalks to connect all buildings within a project area. Architectural treatments require buildings be designed with interest, incorporating architectural features that blend with surrounding buildings, use wood siding and real stone.

Table 3: Aesthetics

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.3.1-1. Have a substantial adverse effect on a scenic vista? (CEQA Ia)			**X**	
3.3.1-2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (CEQA Ib)			**X**	
3.3.1-3. Substantially degrade the existing visual character or quality of the site and its surroundings? (CEQA Ic)			**X**	
3.3.1-4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (CEQA Id)			**X**	

3.3.1-1. Would the Project have a substantial adverse effect on a scenic vista? (CEQA Ia)

Located adjacent to the existing CDC, visibility of the ELC from College Drive and Al Tahoe Boulevard, including the bike trail along Al Tahoe Boulevard, would be minimal due to intervening trees and vegetation, as well as the over 500-foot setback distance of the structure from these roadways. Likewise, the ELC would not be visible from Bijou Community Park, and is not visible from U.S. 50. The ELC would be visible from the on-campus bike path that runs adjacent to the ELC site and that would be slightly rerouted as a result of the project; however, campus facilities, such as this small campus facility designed in the same architectural scheme as the existing structures, are expected to be visible from the bike trail. Additionally, the ELC would not be visible from Trout Creek or the Greenway Shared-use Trail located south of the main campus buildings. In addition, the structure would not obstruct views toward scenic vistas.

Implementation of the TCP/THP would not significantly affect scenic vistas as there are no formal vistas within the developed campus site. Although any felled trees would be reused on campus or locally removed from the campus to develop campus structures, trees would be retained where they are not

located within the structural footprint of proposed campus improvements. Most of the future structures would be clustered immediately adjacent to existing campus facilities, leaving a swath of trees around the campus exterior. Tree removal near College Drive has the greatest potential for visual change due to its closer proximity to Al Tahoe Boulevard and adjacent bike trail. Although over 200 feet from Al Tahoe Boulevard, this potential conversion area is closer to the road and bike trail than other campus buildings and tree removal in this location could be somewhat visible. The future student residential area is located on land where tree growth is patchy, with some larger areas where no tree growth occurs; however, tree removal would occur. The trees located between Al Tahoe Boulevard and College Drive would be retained to obscure views of future campus structures. Likewise, tree removal west of the main campus building would reduce existing screening of campus structures as viewed from Trout Creek; however, the large, more densely vegetated swath of trees would be retained between Trout Creek and the campus structures. Tree removal within the area south of the main campus building and south of the Physical Education Center would be visible from the Greenway Shared-use Trail; however, some intermittent trees would be retained and existing views of the campus from this section of trail currently include developed campus structures. Therefore, additional tree removal and structural development would not result in a significant change to visual context. Future development would also be subject to additional environmental review when those improvements have been designed and are proposed for implementation.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.1-2. Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (CEQA Ib)

No rock outcroppings or historic buildings would be affected by wither the ELC or the THP/TCP. Approximately 12 trees would be removed during construction of the ELC. These trees are located in the footprint of the ELC immediately north of the parking area. Approximately 29 trees within the ELC project area would be retained. These trees would continue to provide landscaping and would diminish views of the campus structures when viewed from College Drive and Al Tahoe Boulevard.

As discussed in 3.3.1-1 and in the project description, other tree removal would occur on campus in the areas addressed by the TCP/THP. Within the 19.5 acre area covered by the TCP/THP, including the ELC area, up to 70 percent of existing trees could be removed for future campus expansion. However, these areas would be clustered adjacent to existing campus buildings, with the exception of the potential development area along College Drive. In all cases, large swaths of trees would be retained onsite, creating a vegetated border encircling the developed campus as well as each development area in the TCP/THP. Therefore, the overall scenic quality would be retained, and the majority of trees retained on the campus. With the TCP/THP addressing 19.5 of the 120 acre campus area, the removal of the trees within four distinct locations on campus would not substantially damage scenic resources.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**.

3.3.1-3. Would the Project substantially degrade the existing visual character or quality of the site and its surroundings? (CEQA Ic)

The visual character of the site is a mixture of native vegetation, including mature trees, and existing campus facilities. Existing campus facilities include one and two-story buildings and associated walkways, paths, parking areas, and driveways. The ELC structure would be a one-story building, approximately 27 feet, seven inches on height. The roof pitch would primarily be 4:12, although there is

variation is roof line and angle to provide architectural interest and reflect the architectural style of existing campus buildings, such as the University Center and Main Building. Like other campus buildings, the ELC would have lightly tinted non-reflective glazed windows, and would feature a variety of exterior treatments, such as stone veneer, vertical and horizontal fiber cement board, and concrete masonry. Painted exterior elements would be in the same color scheme as the other campus buildings, in natural earth tones. The composition roof proposed for the small structure, would be similar to the existing roof on the adjacent CDC building. At under 28 feet, the ELC would be located below the tree canopy, which ranges from 70 to 100 feet. Although 12 trees would be removed to construct the ELC and relocate pathways, removal of these trees would not create a visual tunnel to increase the visibility of the structures. Since the ELC would the same architectural style as existing campus buildings, would be a small one-story structure below the tree canopy, and would retain the natural landscape elements following construction, it would maintain the overall visual character and quality of the campus.

The TCP/THP would allow for future tree removal on campus in conjunction with planned future campus facilities. Tree would be selectively removed within the structural footprints of the buildings, parking areas, and walkways. Most tree removal would occur adjacent to or extending from existing campus facilities, continuing to cluster new structures with existing facilities, yet maintaining intermittent trees between new structures for landscaping. Although the student housing along College Drive would not be adjacent to other campus buildings, it would be near the LTBMU offices and trees would continue to be retained around the proposed structures. Development of each of the three other areas included in the TCP/THP would require future environmental review based on the actual project design once those facilities are designed and proposed.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**.

3.3.1-4. Would the Project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (CEQA Id)

ELC lighting consists of exterior safety lighting near ELC building entrances and access points to outdoor play areas. LTCC plans to use energy efficient lamps that are night-sky compliant. Lighting would be mounted near the structures doors and windows and would be shielded, pointing downward onto the walkways and doorways. ELC windows would be tinted with a non-reflective glaze. Located adjacent to the CDC, the addition of safety and access lighting on the ELC would not significantly illuminate the area. Since this would be clustered with other campus facilities, the ELC would not adversely affect day or nighttime views and would not be a substantial source of new illumination with appropriate lighting fixtures. Because the types of fixtures and materials used, as well as their placement, must comply with City Design Guidelines, an adverse impact is not anticipated.

Removal of trees under the TCP/THP would not result in the creation of a new light source. Campus facilities are designed with non-reflective glazing on facility windows and the use of shielded, downcast lighting fixtures. Future development of campus facilities within the TCP/THP area will require additional environmental review once those facilities have been designed.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**.

3.3.2 Agriculture and Forestry Resources

This section presents the analyses for potential impacts to agriculture and forestry resources. Some TRPA checklist items concern impacts to vegetation, which are addressed in Section 3.3.4, Biological Resources. Table 4 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

There are 1.4 million acres of timberland in El Dorado County. Although located in a Town Center and zoned Commercial/Public Services by the City of South Lake Tahoe, the LTCC campus is located in an area categorized by El Dorado County as Forest Resource-160 acres. The County also categorizes the area south of the campus as Forest Resource-160 acres. The City of South Lake Tahoe land classifications adjacent to the campus include commercial to the north and south, recreation to the east, and conservation to the west. Since this is an active community college campus, there are no active timber production activities on the site and the property is not managed for timber operations.

The site is not categorized as Prime or Unique Farmland or Farmland of Statewide Importance, and no agricultural activities occur on the campus. There are no campus lands under a Williamson Act contract.

Table 4: Agriculture and Forestry Resources

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.3.2-1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA Resources Agency, to a non-agricultural use? (CEQA IIa)				**X**
3.3.2-2. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (CEQA IIb)				**X**
3.3.2-3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g), timberland (as defined by Public Resource Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (CEQA IIc)			**X**	
3.3.2-4. Result in the loss of forest land or conversion of forest land to non-forest use? (CEQA IId)			**X**	

3.3.2-5. 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? (CEQA IIe)			**X**	

3.3.2-1. Would the Project 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 a non-agricultural use? (CEQA IIa)

The project area is partially developed and is not located in an area identified as 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, and therefore poses no impact to such lands.

Environmental Analysis: *No Impact.*

Required Mitigation: **None**.

3.3.2-2. Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract? (CEQA IIb)

No conflicts with zoning for agricultural use or a Williamson Act contract would occur because no contracts exist within the project area.

Environmental Analysis: *No Impact.*

Required Mitigation: **None**.

3.3.2-3. Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g), timberland (as defined by Public Resource Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (CEQA IIc)

Public Resources Code section 12220(g) defines forest land as, "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." Although this area is already partially developed, such canopy coverage exists within the LTCC property, and the area is considered by the State as timberland.

The Project includes a TCP/THP for the ELC area as well as three other areas on campus in which future development may occur under the LTCC Facilities Master Plan. The TCP/THP is proposing conversion of forested area on approximately 19.5 acres out of 120 acres of campus. As such, the TCP/THP could convert approximately 16 percent of campus lands and less than 0.001 percent of timberland in El Dorado County. Trees that would be removed under the TCP/THP would be hand felled and ground skidded, or carried to a central loading site for removal. Trees and associated slash would be reused elsewhere on campus or locally disposed by the qualified local tree removal company conducting the tree removal activities. The removed trees would be located within building or access roadway/parking footprints.

Trees outside these footprints would be retained within gathering areas, landscaping areas and along new walkways.

The proposed use of the land is for the expansion of the existing LTCC facilities to accommodate new programs and student housing and is not for a new type of use. Although the project would convert land that the State identifies as timberland, the site has long been identified as a public service educational site by local authorities and the project includes the required permit necessary to convert the land owned by LTCC for campus facilities.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**.

3.3.2-4. Would the Project result in the loss of forest land or conversion of forest land to non-forest use? (CEQA IId)

The loss of substantial forest land, defined above for Question 3.3.2-3, or conversion of forest land to non-forest use creates a significant impact if appropriate permits are not obtained. Since the project includes the TCP/THP, no significant impact would result. It should also be noted that although the land is characterized by the state as timberland, no forestry operations occur on the LTCC campus. Only trees within the campus facilities footprint would be removed. Most trees on campus would be retained. As noted in Question 3.3.2-3, forest land within the LTCC property would be used for expansion of campus facilities and the required permit is included as a component of the project.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**.

3.3.2-5. Would the Project 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? (CEQA IIe)

See discussions and analyses for Questions 3.3.2-2, -3, and -4 which conclude no significant impacts to farmland or forest land would occur. The LTCC is an existing, operating campus in South Lake Tahoe. Beyond the LTCC property, the area is developed with urban commercial and public service uses immediately to the north, a residential neighborhood immediately west, a community park immediately east and the South Tahoe Public Utility District facilities and a residential neighborhood to the south. The LTCC property is currently surrounded by development. The expansion of campus facilities adjacent to existing campus facilities on the LTCC property would not result in the conversion of other forest land in the surrounding community. The surrounding area already consists of urban development and continued use of the LTCC property for additional educational facilities would not pressure surrounding timberland in the greater area to convert to non-timber uses, particularly when future campus facilities may include student housing and there are existing commercial uses in the area. There is no farmland in the community that could be converted to non-agricultural use.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**.

3.3.3 Air Quality

This section presents the analyses for potential impacts to air quality. Table 6 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

The United States Environmental Protection Agency (EPA) established National Ambient Air Quality Standards (NAAQS) for ozone (O_3), nitrogen dioxide (NO_2), carbon monoxide (CO), sulfur dioxide (SO_2), respirable particulate matter (with aerodynamic diameter less than or equal to a nominal 10 micrometers, PM_{10}), fine particulate matter (with aerodynamic diameter less than or equal to a nominal 2.5 micrometers, $PM_{2.5}$), and airborne lead. The NAAQS are of two types: primary and secondary. Primary standards are designed to protect human health, including the health of "sensitive" populations, such as asthmatics, children, and the elderly, with an adequate margin of safety. Secondary standards are designed to protect public welfare, including protection against decreased visibility and harm to animals, crops, vegetation, and buildings. The EPA can designate areas with air pollution concentrations above these standards as "nonattainment areas" subject to planning and pollution control requirements.

The California Air Resources Board (CARB) established California ambient air quality standards (CAAQS) for ozone, CO, NO_2, SO_2, sulfates, PM_{10}, $PM_{2.5}$, airborne lead, hydrogen sulfide, and vinyl chloride at levels designed to protect the most sensitive members of the population, particularly children, the elderly, and people who suffer from lung or heart diseases.

LTCC is located within the El Dorado County Air Quality Management District (EDCAQMD). The Region is designated non-attainment/transitional for ozone and non-attainment for PM_{10}, as presented in Table 5. A significant cumulative impact results if the Project causes a considerable increase in PM_{10} and Ozone.

Table 5: Federal and State Attainment Status for the Lake Tahoe Air Basin

Pollutant	CA Status	Federal Status
1-Hour Ozone	Transitional Nonattainment	Not Applicable
8-Hour Ozone	Attainment	Attainment
PM_{10}	Nonattainment	Attainment
$PM_{2.5}$	Not Applicable	Attainment/Unclassified
CO	Attainment	Attainment/Maintenance
NO_2	Attainment	Not Applicable
SO_2	Attainment	Attainment
All Others	Attainment/Unclassified	Attainment/Unclassified
Source: EPA 2020; ARB 2019.		

EDCAQMD established a project-level average daily pollutant emission significance threshold of 82 lbs/day for NOx or ROG emitted by any combination of equipment. Construction emissions of PM10 or CO should not violate ambient air quality standards. Heavy-duty Diesel-fueled mobile pieces of equipment are the dominant sources of criteria pollutant emissions generated by construction. For operation of a proposed project, the same project-level average daily significance threshold of 82 lbs/day was set by the District for NOx or ROG emissions2 from all sources. The District considers CO, PM10 and SO2 emissions from operation of a land development project to be less than significant if the NOx and ROG emissions from the project are less than the same 82 lbs/day limit.

Table 6: Air Quality

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.3.3-1. Conflict with or obstruct implementation of the applicable air quality plan? (CEQA IIIa)			**X**	
3.3.3-2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards? (CEQA IIIb)			**X**	
3.3.3-3. Expose sensitive receptors to substantial pollutant concentrations? (CEQA IIIc)			**X**	
3.3.3-4. Result in other emissions, such as objectionable odors, adversely affecting a substantial number of people? (CEQA IIId)			**X**	

3.3.3-1. Would the Project conflict with or obstruct implementation of the applicable air quality plan? (CEQA IIIa)

The proposed ELC would not alter, revise, conflict or obstruct the regulations pertaining to air quality and proposes no changes to air quality policies. Development of the ELC moves the existing TPNS preschool facility to the LTCC campus where the TPNS parent participants are enrolled. Since the facility would be located on campus, no significant increase in vehicle trips would occur, particularly with the presence of transit service and various bike paths serving the campus. Since the exiting temporary TPNS facilities would be retired, no increase in operational emissions would result. The ELC is within one-quarter mile of transit, commercial and public service uses, indicating that the new facility would generate shorter trip lengths and lower vehicle-miles traveled needed to meet the air quality goals of the Regional Plan and City's General Plan.

Removal of trees under the TCP/THP would not obstruct implementation of area air quality plans. Consistent with existing conditions, future facilities within the remainder of the area covered by the TCP/THP would be subject to subsequent environmental review and permitting, and would be required to comply with Chapter 65 (Air Quality/Transportation) of the TRPA Code of Ordinances, which includes standards that apply to mobile and direct sources of air pollution in the Tahoe Region, including certain motor vehicles registered in the region (vehicle inspection and maintenance program), combustion appliances and heaters installed in the region, open burning, stationary sources of air pollution, and idling combustion engines.

The Lake Tahoe Region is in attainment or designated as unclassified for all National Ambient Air Quality Standards (NAAQS) and is designated a nonattainment/transitional area for ozone and nonattainment for the PM10 California ambient air quality standards (CAAQS). The construction emissions threshold for particulate matter is 82 lbs/day.

Short-Term Construction Emissions

Although the site is relatively flat, development of the ELC and relocation of walkways would involve demolition, grading and some degree of construction activity and construction emissions. Construction emissions are described as short-term or temporary in duration. Reactive Organic Gases (ROG), Carbon Monoxide (CO) and Nitrogen Oxides (NOx) (ozone precursors) emissions are primarily associated with gas and diesel equipment exhaust and the application of architectural coatings. Fugitive dust emissions (PM10 and PM2.5) are primarily associated with site preparation and vary as a function of such parameters as soil silt content, soil moisture, wind speed, acreage or disturbance area, and vehicle travel by construction vehicles on- and off-site.

Construction may result in the temporary generation of ozone precursor and fugitive dust emissions from site preparation; off-road equipment, material import/export, worker commute exhaust emissions; paving; and other miscellaneous activities. Typical construction equipment includes dozers, graders, excavators, loaders, and trucks. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities. Approximately 450 cubic yards of grading and excavation would occur onsite, which would be reused as fill. However, due to the small size of area disturbance, emissions associated with construction would not exceed EDCAQMD significance thresholds. Air emissions would be minimized during construction as staging would occur in paved or compacted areas, the entrance to construction areas would be stabilized with aggregate rock, construction equipment speeds would be limited to 5 miles per hour, exposed and stockpiled soils would be covered to prohibit wind or water erosion, grading would be minimized and balanced onsite, and disturbed soils outside the structural footprint would be reseeded with native species to stabilize soils.

In accordance with local requirements, construction idling time would be limited to 5 minutes and construction equipment engine doors would be closed while operating to reduce emissions output. No burning of debris is proposed, and demolished walkways and pathways would be recycled and reused.

Long-Term Operational Emissions

Long-term operation of the approximately 3,000 square foot ELC would not produce significant operational emissions. Air emissions would be similar to that of a residence. Since the TPNS currently operates in the vicinity of the LTCC campus and the existing TPNS facilities would be retired after they are relocated to the ELC, the emissions associated with the existing facility would merely shift to the new ELC facility at the LTCC campus. Energy efficiency of the facility would improve at the new facility and has the potential to reduce air emissions associated with energy consumption. Therefore, there would be no significant increase in area air emissions as the ELC replaces the existing facility. The area is also served by pedestrian, bicycle, and transit services, and will include an electric vehicle charging space, all of which further reduce mobile air emissions. Vehicle trips to and from the site are conducted via carpool and would not result in an increase in air emissions from vehicle trips. An increase in daily vehicle trips over 100 trips would not occur and no significant change in VMT would occur.

Trip generation associated with operation of the current TPNS program at the current LTUSD site would not change when operations are moved to the ELC. While it is likely a very high estimate given the descriptions of TPNS operations referenced below, trip generation for the existing TPNS program using the TRPA Trip Table (using Elementary School use since students are carpooled) is estimated as follows:

1.89/student = 60.5
19.52/1,000 SF of GFA = 59.7
21.00/employee = 168
Total Trips = 288

All projects in the area are required to pay air TRPA quality mitigation fees for new vehicle trips. TRPA collected air quality mitigation fees as part of their permitting process to contribute the project's fair share of cost towards the construction or operation of transportation projects that reduce air quality emissions.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.3-2. Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (CEQA IIIb)

With respect to ozone precursors and PM_{10}, new projects could generate long-term operational emissions, including mobile and area source emissions. No single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. In the project area, these pollutants relate to automobile use and potential impacts measured with VMT calculations.

Based on the results of the emissions modeling conducted in support of the TRPA Regional Plan (RTP) Update EIS, RTP EIR/EIS, and 2017 RTP IS/IEC, emissions of ozone precursors in the Region would be expected to decrease substantially by 2035. This can be explained by the fact that vehicle emissions standards would be improved substantially over the next 15 years, and limited development could occur within the Tahoe Region. Additional population growth and associated increases in operational ozone precursor emissions in the Region would be more than offset by more stringent vehicle emissions standards, fuel economy standards, and truck and bus emission rules, over the planning period (TRPA 2012a, page 3.4-33 and TMPO 2012, page 3.4-331, TMPO 2017, page 3-17).

The General Plan requires that all feasible EDCAQMD measures to reduce operational emissions be incorporated into project design and projects need to demonstrate compliance with TRPA's air quality mitigation program. Compliance with these requirements, as well as regional efforts by TRPA and the EDCAQMD to replace woodstoves with air quality compliant heating fixtures, would be expected to continue the existing trend of decreasing PM emissions in the Region.

The ELC does not propose to include or use wood-burning stoves or fireplaces. PM_{10} emissions would be minimized during construction as staging would occur in paved or compacted areas, the entrance to construction areas would be stabilized with aggregate rock, construction equipment speeds would be limited to 5 miles per hour, exposed and stockpiled soils would be covered to prohibit wind or water erosion, grading would be minimized and balanced onsite, and disturbed soils outside the structural footprint would be reseeded with native species to stabilize soils. The increase in emissions of PM associated with the project would be below the project-level increment considered significant (82 lb/day). Hand felling of trees associated with the TCP/THP would also be below the threshold and would result in no significant emissions. Since the project does not propose extensive disturbance and includes construction practices to reduce emissions, the ELC would not contribute to a significant cumulative impact. Likewise, the use of the ELC would shift existing uses of the TPNS from the LTUSD campus to the LTCC campus, resulting in similar volumes of travel, VMT, and energy use; therefore operation would contribute no significant increase in ozone or PM_{10} emissions.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.3-3. Would the Project expose sensitive receptors to substantial pollutant concentrations? (CEQA IIIc)

Typical sensitive receptors include residences, hospitals, and schools. The ELC is within the LTCC college campus and immediately adjacent to the CDC. No increase in emissions would occur as a result of ELC operations; however, a small increase in pollutants may occur during active construction of the ELC. Please refer to the analysis for Question 3.3.3-1, above.

Selective tree removal under the TCP/THP would not expose sensitive receptors to substantial pollutant concentrations as trees would be hand felled and their removal would not require the use of significant equipment. Future development of the LTCC campus in areas where tree removal has occurred would be subject to future environmental analysis once uses have been identified, planned, designed, and proposed.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.3-4. Would the Project result in other emissions, such as objectionable odors, adversely affecting a substantial number of people? (CEQA IIId)

The occurrence and severity of odor effects depend on the nature, frequency, and intensity of the odor source, wind speed and direction, and the presence of sensitive receptors. Offensive odors rarely cause physical harm, but odors can be unpleasant and generate citizen complaints to regulatory agencies and local governments. Typical sensitive receptors include residences, hospitals, and schools. The ELC would be constructed within the LTCC campus adjacent to the CDC. Operation of the ELC would not produce objectionable odors, nor would tree removal under the TCP/THP.

As a general matter, the types of land use development that pose potential odor problems include wastewater treatment plants, refineries, landfills, composting facilities and transfer stations, none of which are proposed.

In the short-term, odor impacts occur from the use of diesel engines and asphalt concrete paving during construction. These odors are both temporary and localized, affecting only the area immediately adjacent to the active construction area. Diesel exhaust emissions and asphalt concrete paving odors dissipate rapidly away from the source and cease upon completion of construction activities and would be addressed by the Chapter 65 (Air Quality/Transportation) of the TRPA Code of Ordinances idling restrictions that the project would implement. Implementation of the project does not result in substantial direct or indirect exposure of sensitive receptors to offensive odors.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.4 Biological Resources

This section presents the analyses for potential impacts to biological resources. Table 7 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting:

LTCC is located in South Lake Tahoe, California. The Project area is located in section 2 of Township 12 North, Range 18 East. Elevation range of the Project area ranges between 6260 to 6280 feet above mean sea level (msl).

The LTCC property is characterized by an early to mid-successional forest stand consisting primarily of Jeffrey Pine Forest. This forest association occurs on well-drained, high elevation sites between 6,000 and 8,000 feet above mean se level (Holland 1986). The dominant tree species is Jeffrey pine (*Pinus jeffreyi*). The understory is sparse and consists of small sapling trees, shrubs, and herbs. The species on the site include lodge pole pine (*Pinus contorta*), antelope bitterbrush (*Purshia tridentata*), sagebrush (*Artemisia tridentata*), and mules ears (*Wyethia mollis*). Very few snags are present within the Project area. Canopy closure is characterized as fairly open ranging from 10-50%, and very little down woody debris is present. The Project area was thinned prior to the development of the LTCC campus in 1985.

Trout Creek is the only stream habitat that is adjacent or in close proximity to the Project area. Trout Creek lies to the west of the Project area from the Martin Avenue Bridge and flows to the north to under the bridge at US 50. Stream Environment Zone (SEZ) habitats exist along the margins of Trout Creek that flows south to north along the western boundary of the Project area. Vegetation communities associated with SEZs in the Project area include montane riparian, aspen, and wet meadow. Characteristic species in the montane riparian association include mountain alder (*Alnus tenuifolia*), willow (*Salix spp.*), and mountain maple (*Acer glabrum*). Montane riparian vegetation occurs in discontinuous patches along the edges of Trout Creek in the Project area. Wet meadows consist of a layer of herbaceous plants that occur where water is at or near the surface most of the growing season and are present in patches along Trout Creek.

The project area also contains small patches of sagebrush and montane chaparral associations. The sagebrush vegetation community is dominated by Basin sagebrush (*Artemisia tridentata*), but may also include components of the montane chaparral association. Characteristic species in the montane chaparral association include mountain whitethorn (*Ceanothus cordulatus*), chinquapin (*Castanopsis sempervirens*), and huckleberry oak (*Quercus vaccinifolia*). Characteristic understory species found within various communities in the project area include: greenleaf manzanita (*Arctostaphylos patula*), beardtongue (*Penstemon sp.*), currant (*Ribes sp.*), mule ears (*Wyethia sp.*), mountain whitethorn (*Ceanothus cordulatus*), serviceberry (*Amelanchier sp.*), huckleberry oak (*Quercus vaccinifolia*), California lilac (*Ceanothus velutinus*), young white fir (*Abies concolor*), willow (Salix sp.), quaking aspen (*Populus tremuloides*), corn lily (*Veratrum sp.*), and bracken fern (*Pteridium aquilinum*).

Wildlife use of the Project area differs greatly as there are a number of different habitats within the LTCC property, including the Trout Creek area directly west of the main campus. Use has been documented through numerous conversations with local biologists and review of reports prepared for and adjacent to the Project area. Habitats include riparian, upland forest, meadow, urban with various levels of disturbance and human presence. The Project area provides habitat for numerous small mammals, including golden-mantled ground squirrel (*Spermophilus lateralis*), Belding's ground squirrel (*Spermophilus beldingi*), Douglas' squirrel (*Tamiasciurus douglasii*), several species of chipmunk (*Tamias spp.*), and a variety of smaller rodents. Porcupine (*Erethizon dorsatum*), American marten (*Martes Americana*) and long-tailed weasel (*Mustela frenata*) are also common.

Larger mammals known to occur in the vicinity of the Project area include coyote (*Canis latrans*), bobcat (*Lynx rufus*), mountain lion (*Felis concolor*), black bear (*Ursus americanus*), and mule deer (*Odocoileus hemionus*). Mule deer are regularly observed in the vicinity of the Project area. These deer are part of the Carson River Deer Herd that occupies the eastern slope of the Sierra Nevada in Alpine and El Dorado counties in California and Douglas County in Nevada. The Project area is within the western end of the herd's range (NDOW 1975).

A wide variety of resident and migratory bird species nest and forage on or in the vicinity of the LTCC Project area. Clark's nutcrackers (*Nucifraga columbiana*) and Steller's jays (*Cyanocitta stelleri*) can be found year-round throughout the Project area and surrounding forested lands. Mountain chickadee (*Parus gambeli*), evening grosbeak (*Coccothraustes vespertinus*), and white-breasted nuthatch (*Sitta carolinensis*) may also be found year-round, while other species such as western tanager (*Piranga ludoviciana*) and western wood pewee (*Contopus sordidulus*) are summer residents only. A variety of woodpeckers, including northern flicker (*Colaptes auratus*) and hairy woodpecker (*Picoides villosus*), are commonly observed in association with forested habitats in the Project area. Typical raptors include red-tailed hawk (*Buteo jamaicensis*), Cooper's hawk (*Accipiter cooperii*), and turkey vulture (*Cathartes aura*).

Reptiles are represented within the Project area by species such as the western fence lizard (*Sceloporus occidentalis*), northern alligator lizard (*Gerrhonotus coeruleus*), rubber boa (*Charina bottae*), and western terrestrial garter snake (*Thamnophis elegans*). Amphibians include western toad (*Bufo boreas*) and Pacific chorus frog (*Pseudacris regilla*).

A number of fish are present within Trout Creek. Both native species and introduced species have been observed. Native species include Piute sculpin (*Cottus beldingi*), and speckled dace (*Rhinichthys osculus*). Non-native species that were introduced in the past by governmental agencies in order to provide sport-fishing opportunities. Introduced species include brook trout (*Salvelinus fontinalis*), brown trout (*Salmon trutta*), and rainbow trout (*Oncorynchus mykiss*) (LTBMU 2010).

Tables 8.A and 8.B present a list of special-status species with potential to occur in the Project area or vicinity. The tables provide the current state, federal, or other agency status; a description of the habitat utilized by each of these species; and an evaluation of the potential for each species to occur in the Project area.

Table 8.A

Special-Status Species that May Occur in the Project Area or Vicinity

	Status				
Species	**Federal**	**State**	**TRPA**	**Habitat Description**	**Likelihood of Occurrence Within Project Area**
Fish					
Lahontan cutthroat trout *Oncorhynchus (=Salmo) clarki henshawi*	FT MI	ST	S	Historically occurred in all accessible cold waters of the Lahonton Basin in a wide variety of water temps and conditions. Cannot tolerate presence of other salmonids. Gravel riffles in streams required for breeding.	Moderate to Low; LCT have been stocked in Lake Tahoe and Trout Creek offers no barrier to upstream movement. Project area does not include development in SEZ or Trout Creek area.
Insects					
Western Bumblebee *Bombus occidentalis*	--	CE	--	Requires suitable nesting sites for the colony, nectar and pollen from floral resources available throughout the duration of the colony period (spring through fall), and suitable overwintering sites for the queens. Nests occur primarily in underground cavities such as old squirrel or other animal nests and in open west-southwest slopes bordered by trees.	Moderate to Low; suitable habitat includes the riparian area surrounding Trout Creek that support a variety of flowering plants. Project area does not include activity in SEZ or Trout Creek area.
Amphibians					
Sierra Nevada yellow-legged frog *Rana sierrae*	FE FSS	ST	--	Inhabits ponds, lakes, and streams associated with montane riparian, lodgepole pine, subalpine conifer, and wet meadow communities.	Moderate to Low; montane riparian and wet meadow communities within the margins of Trout Creek

Table 8.A

Special-Status Species that May Occur in the Project Area or Vicinity

Species	Status			Habitat Description	Likelihood of Occurrence Within Project Area
	Federal	State	TRPA		
					may provide suitable habitat. Project area does not include development in SEZ or Trout Creek area.
Birds					
Bald eagle *Haliaeetus leucocephalus*	FSS BCC	SE CFP	SI	Breeds and roosts in remote coniferous forests in close proximity to a river, stream, lake, reservoir, marsh, or other wetland area.	Low; nearest sighting is 1.5 mile from Project area.
Golden eagle *Aquila chrysaetos*	BCC	--	--	Rolling foothills, mountain areas, grasslands, savannas, deserts, and early successional stages of forests and shrub communities. Cliffs and large trees are utilized for nesting.	None; no suitable habitat present within the Project area.
Bank swallow *Riparia riparia*	--	ST	--	Inhabits riparian and other lowland habitats. Requires vertical banks or cliffs with fine textured, sandy soils near streams.	Low; nearest sighting is over 1.7 miles from the Project area.
Rufous hummingbird *Selasphorus rufus*	FSC BCC	--	--	A common migrant and uncommon summer resident of California; many post-breeders migrate south through the Cascade Range and Sierra Nevada. Found in a variety of environments that provide nectar-producing flowers; including montane riparian, high mountain meadows, valley foothill hardwood-conifer, and various chaparral communities.	Low; suitable nesting habitat is not present within the Project area
Olive-sided Flycatcher *Contopus cooperi*	BCC	--	--	Inhabits coniferous forests with tall standing dead trees, typically spruce, fir, balsam, pine or mixed woodlands near edges and clearings, wooded	Low; potentially suitable habitat is present within the

Table 8.A

Special-Status Species that May Occur in the Project Area or Vicinity

Species	Status			Habitat Description	Likelihood of Occurrence Within Project Area
	Federal	State	TRPA		
				streams, swamps, bogs, edges of lakes, or rivers.	Project area.
Willow flycatcher *Empidonax traillii*	FSS BCC	SE	--	Typically breeds in willow-dominated riparian vegetation along perennial streams in moist meadows or spring-fed or boggy areas.	Moderate to Low; potentially suitable habitat is present along Trout Creek. Project area does not include development in SEZ or Trout Creek area.
Williamson's sapsucker *Sphyrapicus thyroideus*	BCC	--	--	Prefers higher conifer forests, burns; also in aspen groves near conifers.	High; potentially suitable habitat is present within the Project area.
Cassin's finch *Carpodacus cassinii*	BCC	--	--	Found in high mountain conifers, often in the scrubby forest near the treeline at very high elevations.	High; potentially suitable habitat is present within the Project area.
Mammals					
California wolverine *Gulo gulo luteus*	FSS	ST CFP	--	Occurs in a variety of environments, including subalpine conifer, alpine dwarf-shrub, barren, mixed conifer, and lodgepole pine forests at or near timberline. Typically associated with areas of low human disturbance.	Low; potentially suitable habitat is present within the Project area.
North American wolverine *Gulo gulo luscus*	FPT	--	--	Found in very remote areas of northern North America and high elevation areas of the Sierra Nevada. Typically associated with areas of low human disturbance.	Low; potentially suitable habitat is present within the Project area.
West Coast fisher	FSS	ST	--	Occurs in intermediate to large tree stages of	Low; potentially

Table 8.A

Special-Status Species that May Occur in the Project Area or Vicinity

Species	Status			Habitat Description	Likelihood of Occurrence Within Project Area
	Federal	State	TRPA		
Pekania pennanti		CSC		coniferous forests and deciduous-riparian areas with high percent canopy closure. Uses cavities, snags, logs, and rocky areas for cover and denning. Needs large areas of mature, dense forest.	suitable habitat is not present within the Project area.

Source: CDFW, USFWS 2020

Federal Status:
- FE Listed as endangered under the Federal Endangered Species Act
- FT Listed as threatened under the Federal Endangered Species Act
- FPT Proposed threatened
- FSC Species of concern as identified by the U.S. Fish and Wildlife Service
- D Delisted in accordance with the Federal Endangered Species Act
- FSS USDA Forest Service sensitive species
- MI LTBMU Management Indicator species

State Status:
- SE Listed as endangered under the California Endangered Species Act
- ST Listed as threatened under the California Endangered Species Act
- SCE Candidate endangered
- CSC Species of concern as identified by the California Department of Fish and Wildlife
- CFP Listed as fully protected by the California Fish and Game Code

TRPA Status:
- SI Species of Special Interest to the Tahoe Regional Planning Agency

Table 8.B

Special-Status Plants that May Occur in the Project Area or Vicinity

	Status						
Species	**Federal**	**State**	**CNPS**	**TRPA**	**Habitat Description**	**Bloom Period**	**Likelihood of Occurrence Within Project Area**
Galena Creek (=Carson Range) rock cress *Boechera rigidissima* var. *demota*	FSS	--	1B	SI	Broadleaved upland forest, upper montane coniferous forest on rocky substrates. Known in CA from only two occurrences near Martis Peak, and in NV from eleven occurrences in the Carson Range. Elevational range 2,255-2,560m.	August	Low; not previously observed on site, potentially suitable habitat is not present on site.
Bolander's bruchia *Bruchia bolanderi*	FSS	--	4	--	Lower montane coniferous forest, meadows, and seeps, and upper montane coniferous forest. Grows on damp clay soils along streambanks, meadows, fens, and springs. Disturbance adapted with an ephemeral nature. Elevational range 1,610-3,340m.	Not applicable	Low; not previously observed on site, potentially suitable habitat is not present on site.
Blandow's bog moss *Helodium blandowii*	FSS	--	2B	--	Meadows and seeps and subalpine coniferous forest. Moss grows on damp soil, especially under willows among leaf litter. Elevational range 1,490-3,050m.	Not applicable	Low; not previously observed on site, potentially suitable habitat is not present on site.
Three-ranked hump moss *Meesia triquetra*	--	--	4	--	Bogs and fens, meadows and seeps, upper montane coniferous forest, and subalpine coniferous forest. Grows on mesic soil. Elevational range 1,300-2,955m.	July	Low; not previously observed on site, potentially suitable habitat is not present on site.
Broad-nerved hump moss *Meesia uliginosa*	FSS	--	2B	--	Bogs and fens, meadows and seeps, upper montane coniferous forest, and	October	Low; not previously observed on site,

Table 8.B

Special-Status Plants that May Occur in the Project Area or Vicinity

	Status						
Species	**Federal**	**State**	**CNPS**	**TRPA**	**Habitat Description**	**Bloom Period**	**Likelihood of Occurrence Within Project Area**
					subalpine coniferous forest. Grows on damp soil, often found on the edge of fens or raised above the fen on hummocks or shrub bases. Elevational range 1,095-2,805m.		potentially suitable habitat is not present on site.
Western waterfan lichen *Peltigera gowardii*	FSS	--	4	--	Found in riparian forest on rocks in cold water creeks with little or no sediment or disturbance, often associated with rich bryophyte flora. Elevational range 1,065-2,375m	Not applicable	Low; not previously observed on site, potentially suitable habitat is not present on site.
Upswept moonwort *Botyrchium ascendens*	FSS	--	2B	--	Grassy fields and coniferous woods near springs and creeks of montane coniferous forest. Elevational range 1,500-2,060m.	Not applicable	Low; not previously observed on site, potentially suitable habitat is not present on in development area.
Scalloped moonwort *Botyrchium crenulatum*	FSS	--	2B	--	Saturated soils in margins of small streams or near springs and creeks of montane coniferous forest. Elevational range 1,500-2,060m.	Not applicable	Low; not previously observed on site, potentially suitable habitat is not present on in development area.
Mingan moonwort *Botyrchium minganense*	FSC	--	2	--	The habitat of B. minganense varies widely from dense forest to open meadow and from summer-dry meadows to permanently saturated fens and seeps. When in meadows, plants may stand in open sun or under dense herbaceous cover. The species is often found in association	Not applicable	Low; not previously observed on site, potentially suitable habitat is not present on in development area.

Table 8.B

Special-Status Plants that May Occur in the Project Area or Vicinity

Species	Status				Habitat Description	Bloom Period	Likelihood of Occurrence Within Project Area
	Federal	State	CNPS	TRPA			
					with old (>10 year) disturbances such as logging roads and road shoulders. B. minganense may be less closely associated with calcareous soils than most moonworts. 4,773–6,750 ft. (1455-2055 m)		
Alpine dusty maidens *Chaenactis douglasii* var. *alpina*	--	--	2	--	Alpine boulder and rock fields of granite. Elevational range 3,000-4,000m.	July-September	None; suitable habitat not present within Project area.
Starved daisy *Erigeron miser*	FSS	--	1B	--	Upper montane coniferous forest on rocky, granitic outcrops. Elevational range 1,550-2,775m	June-October	None; suitable habitat not present within Project area.
Subalpine cryptantha *Cryptantha crymophila*	--	--	1B	--	Volcanic rocky sites in subalpine coniferous forest. Elevational range 2,600-3,200m.	July-August	None; suitable habitat not present within Project area.
Tahoe draba *Draba asterophora* var. *asterophora*	FSS	--	1B	SI	Alpine boulder and rock fields in crevices, and open talus slopes of decomposed granite in subalpine coniferous forest. Elevational range 2,500-3,505m.	July-August	None; suitable habitat not present within Project area.
Cup Lake draba *Draba asterophora* var. *macrocarpa*	FSS	--	1B	SI	Alpine boulder and rock fields in shade of granitic rocks in subalpine coniferous forest. Elevational range 2,500-2,815m.	July-August	None; suitable habitat not present within Project area.
Marsh skullcap *Scutellaria galericulata*	--	--	2B	--	Marshes and swamps, lower montane coniferous forest, meadows and seeps. Found in swamps and wet	June-September	None; suitable habitat not present within Project area.

Table 8.B

Special-Status Plants that May Occur in the Project Area or Vicinity

Species	Status				Habitat Description	Bloom Period	Likelihood of Occurrence Within Project Area
	Federal	State	CNPS	TRPA			
					areas. Elevational range 0-1,950m		
Cream-flowered bladderwort *Utricularia ochroleuca*	--	--	2B	--	Meadows, seeps, marshes and swamps on mesic sites, including lake margins. Elevational range 1,310-2,350m.	June-July	None; suitable habitat not present within Project area.
Marsh willowherb *Epilobium palustre*	--	--	2B	--	Bogs, fens and meadows of montane coniferous forest. Elevational range 2,200m.	July-August	None; suitable habitat not present within Project area.
Subalpine fireweed *Epilobium howellii*	--	--	4	--	Meadows and seeps, and subalpine coniferous forests in mesic environments. Known from only four occurrences in Fresno, Mono, and Sierra counties. Elevational range 2,000-2,700m.	July-August	Low; potentially suitable habitat is present on site along Trout Creek. No documented occurrences in the Lake Tahoe Region.
Jack's wild buckwheat *Eriogonum luteolum* var. *saltuarium*	FSS	--	1B	--	Upper montane coniferous forest and Great Basin scrub on sandy and granitic substrates. Elevational range 1,885-2,225m.	July-September	None; suitable habitat not present within Project area.
Carson Valley monkeyflower *Erythranthe carsonensis*	--	--	1B	--	Granitic openings in Great Basin scrub. Elevation 1,480m.	April-June	None; suitable habitat not present within Project area.
Fell-fields claytonia *Claytonia megarhiza*	--	--	2B	--	In crevices between rocks, rocky or gravelly soil in alpine boulder and rock fields, and subalpine coniferous forest. Elevational range 2,560-3,505m.	July-September	None; suitable habitat not present within Project area.

Table 8.B

Special-Status Plants that May Occur in the Project Area or Vicinity

	Status						
Species	**Federal**	**State**	**CNPS**	**TRPA**	**Habitat Description**	**Bloom Period**	**Likelihood of Occurrence Within Project Area**
Long-petaled lewisia *Lewisia longipetala*	FSS	--	1B	SI	Alpine boulder and rock fields in subalpine coniferous forest. Elevational range 2,500-2,925m.	June-August	None; suitable habitat not present within Project area.
Golden violet *Viola purpurea* ssp. *aurea*	--	--	2B	--	Great Basin scrub and pinyon-juniper woodland on dry sandy slopes. Elevational range 1,000-2,500m.	April-June	None; suitable habitat not present within Project area.
Austin's astragalus *Astragalus austiniae*	--	--	1B	--	On rocky terrain in alpine boulder and rock field, and subalpine coniferous forest. Elevational range 2,440-2,965m.	July-September	None; suitable habitat not present within Project area.
Stebbins' phacelia *Phacelia stebbinsii*	FSS	--	1B	--	Lower montane coniferous forest, cismontane woodland, meadows and seeps. Found among rocks and rubble on metamorphic rock benches. Elevational range 605-2,320m.	May-July	None; suitable habitat not present within Project area.
Davy's sedge Carex davyi	--	--	1B	--	Subalpine coniferous forest, and upper montane coniferous forest. Elevational range 1,605-3,230m.	May-August	Low; not previously observed on site, potentially suitable habitat is not present on site.
Porcupine sedge *Carex hystericina*	--	--	2B	--	Marshes and swamps, wet places such as stream edges. Elevational range 225-2,400m.	May-June	None; suitable habitat not present within Project area.
Mud sedge *Carex limosa*	--	--	2B	--	Bogs and fens, lower montane coniferous forest, meadows and seeps, marshes and swamps, and upper montane coniferous forest.	June-August	None; suitable habitat not present within Project area.

Table 8.B

Special-Status Plants that May Occur in the Project Area or Vicinity

	Status						Likelihood of Occurrence Within Project Area
Species	**Federal**	**State**	**CNPS**	**TRPA**	**Habitat Description**	**Bloom Period**	
					Found in floating bogs and soggy meadows and edges of lakes. Elevational range 1,370-2,790m.		
Tahoe yellow cress *Rorippa subumbellata*	FSS	SE	1B	SI	Lower montane coniferous forest, meadows and seeps / decomposed granitic beaches. Known in CA from fewer than ten extant occurrence around Lake Tahoe. Elevational range 1,895-1,900m.	May-September	None; suitable habitat not present within Project area.
Tulare rockcress *Boechera tularensis*	FSS	--	1B	--	Rocky slopes in subalpine coniferous forest and montane coniferous forest. Elevational range 1,825-3,355m.	June-July	None; suitable habitat not present within Project area.
Watershield *Brasenia schreberi*	--	--	2B	--	Freshwater marshes and swamps. Elevational range 1-2,180m.	June-September	None; suitable habitat not present within Project area.
Water bulrush *Scirpus subterminalis*	--	--	2B	--	Bogs, fens, marshes, swamps and lake margins of montane coniferous forest. Elevational range 750-2,250m.	July-August	None; suitable habitat not present within Project area.
American manna grass *Glyceria grandis*	--	--	2B	--	Bogs and fens, meadows and seeps, marshes and swamps. Found in wet meadows ditches, streams and ponds, in valleys, and lower mountain elevations. Elevational range 600-2,045m.	June-August	None; suitable habitat not present within Project area.
Slender leaved pondweed *Stuckenia filiformis* ssp. *alpina*	--	--	2B	--	Shallow, clear water of lakes and drainage channels, marshes and	May-July	None; suitable habitat not present within

Table 8.B

Special-Status Plants that May Occur in the Project Area or Vicinity

Species	Status				Habitat Description	Bloom Period	Likelihood of Occurrence Within Project Area
	Federal	State	CNPS	TRPA			
					swamps. Elevational range 5-2,325m.		Project area.
Robbins' pondweed *Potamogeton robbinsii*	--	--	2B	--	Deep water, lakes, marshes and swamps. Elevational range 1,525-3,495m	June-August	None; suitable habitat not present within Project area.

Source: CDFW, CNPS, USFWS 2020

Federal status:
FSC Species of concern as identified by the U.S. Fish and Wildlife Service
FSS USDA, Forest Service sensitive species
State Status:
SE Listed as endangered under the California Endangered Species Act
California Native Plant Society Listing Categories (CNPS 2001):
1B Plant species that are rare, threatened, or endangered in California and elsewhere
2 Plant species that are rare, threatened, or endangered in California, but are more common elsewhere
TRPA Status:
SI Species of Special Interest to the Tahoe Regional Planning Agency

Table 7: Biological Resources

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.3.4-1. 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? (CEQA IVa)			**X**	
3.3.4-2. 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? (CEQA IVb)			**X**	
3.3.4-3. Have a substantial adverse effect on federally protected (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (CEQA IVc)			**X**	
3.3.4-4. 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? (CEQA IVd)		**X**		
3.3.4-5. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance? (CEQA IVe)			**X**	
3.3.4-6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (CEQA IVf)				**X**

3.3.4-1. Would the Project 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? (CEQA IVa)

The LTCC campus was surveyed for sensitive plant species during the summer of 2015. No endangered, threatened or CNPS List 1b, 2 or 3 or TRPA listed plant species were observed (HBA 2015). The ELC development area and the areas addressed by the TCP/THP do not contain suitable habitat for the species listed in Table 8.B above. Disturbed areas outside the footprint of the ELC, walkways, paths, or other access points would be revegetated with a native seed mix as described in the Project description. The Project area does not contain any suitable habitat for sensitive species; therefore, this impact is considered less than significant.

Suitable habitat for Sierra Nevada yellow-legged frog (SNYLF) (USFWS endangered and CDFW threatened) has been identified in the vicinity of Trout Creek that lies to the west of the Project area. The ELC and TCP/THP would not result in any modifications to the creek channel or result in any changes to the existing creek channel habitat. The closest known occurrence of this species is in Hell Hole and Desolation Wilderness, seven and eight miles away respectively. This species is not known to occur in, or in close proximity to the Project area. No impacts to this species would occur.

Lahontan cutthroat trout (LCT) is the only threatened species (USFWS and CDFW) that has the potential to occur in Trout Creek. In 2010, USFS, Lake Tahoe Basin Management Unit performed a comprehensive survey of Trout Creek. No LCT were observed in the creek at that time. These fish are obligate stream spawners and may be present in Trout Creek as there are no barriers that would prevent them from moving upstream. No impact to LCT would occur as no disturbance to Trout Creek or the riparian area surrounding Trout Creek is proposed. Best management practices will be implemented during construction activities in order to protect water quality and prevent construction runoff from reaching the waters of the Trout Creek. This includes fencing the construction area, coir logs located along the construction perimeter, and other best management practices.

Western bumble bee may utilize the riparian area surrounding Trout Creek for foraging due to the presence of flowering plants, but suitable foraging habitat is less present on the LTCC campus. The low-level of flowering vegetation removal required for the ELC is not likely to result in the loss of individual bees and will not result in a significant loss of flowering plants that could offer potential nectar sources to this species.

There are no recent records of wolverine sightings from the project area, the vicinity of the project area or the Lak Tahoe Basin. Therefore, no impacts to this species would be anticipated. Additionally, the project area includes no potentially suitable habitat.

Future LTCC projects within the affected TCP/THP area would be subject to project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and local regulations pertaining to the protection of animal species. Implementation of the proposed ELC and TCP/THP would not result in the reduction in the number of any unique, rare, or endangered species of animals, including waterfowl. While the ELC and TCP/THP allow for additional development on the LTCC campus, they do not propose specific new development that threaten protection of listed species or their habitat, and do not affect policies that protect biological resources.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.4-2. Would the Project 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? (CEQA IVb)

The U.S. Fish and Wildlife Service's IPaC database identifies no riparian habitat, no wetlands, and no critical habitat in the Project area. Riparian habitat is located west of the Project area along Trout Creek; however, no direct or indirect disturbance to this area is proposed. Runoff generated by the ELC would be managed onsite through a series of basins and landscape receiving areas. The Project area, including the area addressed by the TCP/THP does not include TRPA land capability district 1b (SEZs). The project would not alter or revise the regulations pertaining to existing fish or wildlife habitat quantity or quality or pertaining to resource protection measures. Future development projects within the areas addressed by the TCP/THP would be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and TRPA regulations pertaining to the protection of riparian areas.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.4-3. Would the Project have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (CEQA IVc)

There are no federally protected wetlands within the ELC project area or the TCP/THP area.

Environmental Analysis: *No Impact.*

Required Mitigation: **None**

3.3.4-4. Would the Project 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? (CEQA IVd)

No known migration or travel corridors are located within the Project area. Riparian corridors are known to be travel ways for many wildlife species. No removal of riparian areas is proposed in conjunction with the project, therefore no impacts to these travel corridors are expected to occur.

The ELC would result in the removal of 12 trees within the ELC project area. The TCP/THP conversion areas could result in the removal of up to 511 trees, including the 12 trees proposed for removal to construct the ELC. Many of the trees in the forested areas contain structural anomalies such as dead leaders, rotten portions of boles and deformities due to mistletoe or other infectious growths. These characteristics are attractive to many bird species. In addition, older trees often contain deadwood that is suitable for excavation by cavity nesters. Tree removal and construction activities associated with construction of the new buildings/structures associated with expansion may result in direct removal of active nests for migratory birds and/or raptors and may result in disturbance or abandonment of nesting, roosting, or breeding sites in adjacent habitat. To ensure protection of potential nesting birds within conversion areas, mitigation measures are required to reduce the potential impact to less than significant.

Environmental Analysis: *Less than Significant Impact with Mitigation.*

Required Mitigation: **BIO-1: Active Raptor and Migratory Bird Nest Site Protection Program.**

The Program shall include surveys, consultation, and protective actions. Pre-construction surveys, occurring during the nesting season immediately prior to initial project construction (e.g., excavation, grading and tree removal), shall be conducted to identify any active raptor or migratory bird nest sites within the Project area. Specifically, prior to initial construction activities (tree removal and excavation for construction), a qualified biological monitor shall visit the construction area to evaluate whether any raptors or migratory birds are occupying trees or whether any wildlife den/nursery sites are located within the Project disturbance area. If nest sites are identified, the biological monitor will have the authority to stop or reschedule construction activities near occupied trees or nursery sites if continued work could have negative impact on nesting raptors or migratory birds or their young. If construction activities must be stopped, the monitor shall consult with TRPA and/or CDFW staff within 24 hours from the discovery to determine appropriate actions to restart construction while reducing impacts to identified raptors or migratory bird nests.

3.3.4-5. Would the Project conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance? (CEQA IVe)

The LTCC campus is located in the Bijou/Al Tahoe Community Plan. The land use classification for the Bijou/Al Tahoe Community Plan is Commercial/Public Service. The Project area is not within a TRPA Conservation or Recreation land use classification, therefore the removal of any native live, dead or dying trees 30 inches dbh or larger would not result in any impact. Only one tree measuring 30 inches dbh would be removed. The Project does not include the removal of native vegetation in excess of the area to be developed. The existing Jeffrey Pine forest that exists on the LTCC property is second growth in nature and is not considered an old grown ecosystem. There are an estimated 730 trees within the TCP/THP area, or approximately 49 trees per acre. Although the exact number of trees that would be removed under the TCP/THP is unknown until each future LTCC facility is designed, an estimated 70 percent of the trees in the TCP/THP area could be removed, which is approximately 511 trees, including the 12 trees to be removed for the ELC. Since the Community Plan is not a Conservation or Recreation area, tree removal is feasible. No significant impact will occur.

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

3.3.4-6. Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (CEQA IVf)

The ELC project and TCP/THP do not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan because no such plans exist for the project area.

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

3.3.5 Cultural Resources

This section presents the analyses for potential impacts to cultural, archaeological and historical resources, discussing the Project impacts on cultural resources related to the disturbance of archaeological, historical, architectural, and Native American/traditional heritage resources. Table 9 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting:

Cultural Resource studies were conducted in 2015 through 2017 for the LTCC Facilities Master Plan, including tribal consultation with the Washoe Tribe under California AB 52. The Cultural Resource Study identified three resource sites on campus: CA-ELD-527 (bedrock mortar milling station), CA-ELD-529 (lithic material and tools), and CA-ELD-1379H (narrow gauge, Lake Valley RR bed). The Washoe Tribe also identified the bedrock mortar cultural resource near Trout Creek in their July 6, 2016 letter. No new sites were identified during onsite surveys of the campus property.

CA-ELD-527: This primary feature of this large prehistoric site is a large granitic outcrop with over 40 mortar cups and 11 milling slicks. There are also other indications of prehistoric occupation and use. The location has been subjected to episodes of unauthorized artifact collecting as reported in the 1982 site record. The site location is near existing compacted dirt bicycle and pedestrian trails. Modern glass and graffiti are also visible at times. The location of CA-ELD-527 within the Trout Creek drainage provides a view of Trout Creek drainage and meadows, as well as a view of Lake Tahoe. Interpretation opportunities and protection measures should be discussed with the Washoe Tribe of Nevada and California to preserve the cultural resources at this location.

CA-ELD-529: Primarily consisting of lithic tool debitage and flakes, CA-ELD-529 is located near CA-ELD-527 within the Trout Creek drainage area. The perennial creek and abundant resources were an obvious attraction prehistorically and historically. The entire drainage system appears to have been used prehistorically for food gathering and preparation.

CA-ELD-1379H [FS 05-19-90]: This site is the roadbed of the G.W. Chubback/Lake Valley Railroad. The corridor appears as a deep cut on the north side of the LTCC Campus. Upon entering the campus, it is near and at natural ground level. Again, it appears as a cut to the south of the campus also. The ties and rails have been removed from the railroad grade. The grade is virtually indistinct within the LTCC campus boundaries. About 0.3 miles (or 75%) of this segment have been lightly impacted, but the grade and morphology remain intact. About 0.1 miles (or 25%) have been heavily impacted or obliterated by new road construction (Lindstrom 1998:222)

None of these three resources are located within the project area of the ELC and are not located within the developed main campus areas. CA-ELD-527 and -529 are located in the vicinity of Trout Creek west of the main campus and the old railroad grade (CA-ELD-1379H) runs vertically east of the main campus. Based on map records of the old railroad alignment, one of the areas addressed by the TCP/THP, located south of the Physical Education building, is in the vicinity of the old railroad alignment.

Table 9: Cultural Resources				
CEQA Environmental Checklist Item	**Potentially Significant Impact**	**Less Than Significant with Mitigation Measures**	**Less Than Significant Impact**	**No Impact**
3.3.5-1. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (CEQA Va)			**X**	
3.3.5-2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (CEQA Vb)			**X**	
3.3.5-3. Disturb any human remains, including those interred outside of formal cemeteries? (CEQA Vc)				**X**

3.3.5-1. Would the Project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (CEQA Va)

As discussed above in the Environmental Setting, previously recorded resources within the LTCC property include site CA-ELD-527 (bedrock mortar milling station), CA-ELD-529 (lithic material and tools), and CA-ELD-1379H (narrow gauge, Lake Valley RR bed). Both CA-ELD-527 and CA-ELD-529 are located in areas near Trout Creek and are outside the ELC project area and TCP/THP coverage area; therefore, there would be no change to or adverse effect on these resources.

A portion of the former Lake Valley RR bed intersects the TCP/THP area near the Physical Education building. As described in the setting, portions of the railroad alignment have been previously affected when existing campus roadways and facilities were constructed. The ties and rails have been removed from the grade and the grade is often used as an unimproved pedestrian trail. Tree removal under the TCP/THP would not result in an adverse effect to this resource. No significant impact would result from tree removal as the travel corridor and former railroad route would remain intact. Future development of the areas addressed by the TCP/THP would require additional environmental review at the time facilities in those locations are designed and proposed. Those facilities would be analyzed to determine if the new structures would affect the railroad alignment.

Environmental Analysis: *Less than Significant Impact*.

Required Mitigation: **None.**

3.3.5-2. Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (CEQA Vb)

See discussion and analysis for Question 3.3.5-1 above. The Project does not propose development or physical change within areas of known cultural resource sites or that would otherwise affect or restrict religious or sacred uses within the Project area. Hand felling of trees within the TCP/THP area would not affect the significance of the railroad alignment should future tree removal occur.

Environmental Analysis: *Less than Significant Impact*.

Required Mitigation: **None.**

3.3.5-3. Would the Project disturb any human remains, including those interred outside of formal cemeteries? (CEQA Vc)

Since the ELC requires minor grading of less than 4 feet in depth, the potential to uncover human remains is low. Likewise, hand felling of trees under the TCP/THP is associated with little to no potential to uncover human remains. Section 7050.5(b) of the California Health and Safety Code and Section 5097.98 of the State Public Resources Code specify protocol when human remains are discovered. If human remains are discovered, the Codes require work to cease within the immediate area and notification of the County Coroner. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed. The City's General Plan Policy NCR-4.5 requires notification of the City if human remains are discovered during ground disturbing activities. Redevelopment within the amendment area would be required to comply with these requirements during ground-disturbance activities; therefore, the amendment would not alter or adversely affect or result in the loss of these resources and their associated ethnic and cultural values.

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

3.3.6 Energy

This section presents the analyses for potential impacts to energy. Table 10 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting:

The LTCC campus is currently served by Southwest Gas (natural gas) and Liberty Utilities (electricity). Natural Gas is used to power the campus boilers and facility water heaters including those needed for the culinary program and locker rooms. Southwest Gas completed a flow study of the existing system in the LTCC service area in 2016, which identified limited capacity from the 2-inch main line serving LTCC. In 2017, Southwest Gas upgraded the 1,186 feet of gas mainline in College Drive from 2-inch to 4-inch. The new 4-inch line connects to the larger natural gas main lines in Al Tahoe Blvd. and runs along College Drive to the roundabout at the Main Building. Extensions of the new main line run between the theater and University Center and down the driveway between the theater and the CDC. The existing Southwest Gas lines are located beneath roadway pavement, walkways, and landscaping.

Electricity is used for various campus facilities from interior and exterior lighting, appliances, building mechanical systems, computer labs, offices, and various other outlets, including new electric vehicle charging stations. LTCC is currently developing a mobility hub on campus in which improved electrical infrastructure is being provided between the mobility hub and Al Tahoe Boulevard. Liberty Utilities and Southwest Gas have indicated that there is sufficient capacity onsite to serve the ELC and that no expansion of infrastructure would be needed (Peters Engineering, 2020).

Table 10: Energy

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.3.6-1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (CEQA VIa)			**X**	
3.3.6-2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (CEQA VIb)			**X**	

3.3.6-1. Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (CEQA VIa)

The ELC structure would replace the aging TPNS structure located on LTUSD property north of the LTCC campus. Replacement of an aging structure, with a higher efficiency structure, designed to capture natural light, would improve energy efficiency. Wasteful energy consumption would not occur as a result of ELC operations. Likewise, fuels and electricity would be used during construction of the ELC;

however, equipment would not be left idling or plugged in when not in active use. Construction would not require quantities of energy resources beyond those of typical school facility construction and a substantial depletion or wasteful use of energy resources during construction or operation would not occur.

Hand felling of trees under the TCP/THP would not result in significant impacts related to wasteful or inefficient consumption of energy resources. While equipment used to remove the trees would require fuels and energy to operate, excessive or wasteful quantities of energy is not proposed. Tree removal would be limited to those trees within building footprints and trees would be retained outside improvement footprints to maintain the existing natural landscape. Future projects proposed within the TCP/THP areas would be required to conduct additional environmental analysis once designs have been prepared and the facilities proposed to determine if their use and construction would cause a significant energy impact.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.6-2. Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (CEQA VIb)

The City of South Lake Tahoe has committed to a goal of 100 percent renewable energy by 2032 and is working with the local electricity provider to reach that goal and invest in greater renewable energy sources. Businesses within the city, including LTCC are eligible for free solar assessments. The proposed ELC and TCP/THP would not conflict with or obstruct these renewable energy goals. The City Code includes requirements for water conservation devices in new or replacement facilities and requires energy efficient outdoor lighting, which conserves energy consumption. The City has also adopted the California Energy Code within the City's building regulations.

Development of a new facility to house the TPNS, and retirement of the old structure, has the potential to improve energy efficiency through the utilization of new, energy efficient materials, fixtures, and designs. Therefore, the ELC would not obstruct plans for renewable energy or energy efficiency. The project also proposes to construct an electric vehicle charging station parking space within the ELC parking lot. One of the ten spaces would be reserved for EV vehicles, encouraging the use of EVs. Hand felling of trees under the TCP/THP would not obstruct plans for renewable energy or energy efficiency. Tree removal would be limited to those trees within building footprints and trees would be retained outside improvement footprints to maintain the existing natural landscape. Campus buildings are designed to take advantage of natural heating, cooling, and lighting, and selective tree removal would not cause a significant impact to LTCC's ability to achieve energy efficiency. Future projects proposed within the TCP/THP areas would be required to conduct additional environmental analysis once designs have been prepared and the facilities proposed.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**.

3.3.7 Geology and Soils

This section presents the analyses for potential impacts to geology, soils and land. Table 11 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting:

The most significant geologic hazards associated with the Project area are from seismic activity and the associated effects. These hazards include surface fault rupture, ground shaking, liquefaction, subsidence, landslides, and seiche potential. The nearest Alquist-Piolo Earthquake Fault Zone is located 6.6 miles to the east and there are no known faults within the Project area; therefore, damage to structures in the Project area from fault rupture is unlikely (CA Geological Survey). According to the California Building Code (CBC), the amendment area is located in Seismic Zone D, a region of relatively high seismicity, and has the potential to experience strong ground shaking from earthquakes. As such, all structures must be designed to meet the regulations and standards associated with Zone D hazards as set forth in the CBC. The Project area is relatively level therefore landslides are not likely to occur. The Project area is 1.4 miles inland from the lake shore and 60 feet higher in elevation; impact from a seiche is unlikely. Older, well-consolidated, well-graded soils and the lack of shallow groundwater make failure from liquefaction unlikely, but under the right hydrologic conditions, this unit might be susceptible to liquefaction during seismic events.

The only soil mapped in the Project area is the Christopher-Gefo complex, 0-5% slopes (Soil Web Survey, NRCS). This soil consists of loamy coarse sand and gravelly loamy coarse sand. The complex occurs on hillslopes and outwash terraces and the parent material is outwash derived from granodiorite. The depth to both a restrictive feature and water table is more than 80 inches. The soil is somewhat excessively drained and has a very low surface runoff potential. Flooding and ponding do not occur in this soil type.

A geotechnical investigation completed in the Project area in 2015 included four borings each 16.5 feet deep (BSK 2015). The borings did not indicate the presence of groundwater. The water level hydrograph from the California Department of Water Resources for well 389238N1199681W001 indicates that between 2011 and 2016, the depth to groundwater ranged between 17.32 ft. up to 29.8 ft. below the ground surface. Historic groundwater elevation data was not available from DWR.

Another geotechnical investigation specifically for the ELC was conducted in 2019. According to the geotechnical report, the ELC site is underlain by layers of silty sand and poorly graded sand, with low potential for hydrocompaction, very low potential for liquefaction, and negligible potential for lateral spread. The investigation found groundwater at a depth of 30 feet below ground surface, and the ELC was not located in a fault rupture hazard zone or seismic hazard zone, with the nearest fault located seven miles southeast of the site (BSK 2019).

Existing and proposed land coverage is provided in Section 2 – Project Description. The LTCC campus is within land capability 1b, 4, and 7.

Table 11: Geology and Soils

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.3.7-1. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: 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? ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? (CEQA VIIa)			**X**	
3.3.7-2. Result in substantial soil erosion or the loss of topsoil? (CEQA VIIb)			**X**	
3.3.7-3. 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? (CEQA VIIc)			**X**	
3.3.7-4. 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? (CEQA VIId)			**X**	
3.3.7-5. 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? (CEQA VIIe)				**X**
3.3.7-6. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (CEQA VIIf)				**X**

3.3.7-1. Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

3.3.7-1.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? (CEQA VIIa).

3.3.7-1.ii) Strong seismic ground shaking?

3.3.7-1.iii) Seismic-related ground failure, including liquefaction?

3.3.7-1.iv) Landslides?

Development of the ELC would not expose people or structures to adverse geological hazards because the LTCC campus is not located within an Alquist-Priolo fault zone, nor are any active or inactive faults identified at the site (CA Geological Survey, 2005) and therefore risks associated with fault rupture are considered low. Older, well-consolidated, well-graded soils and the lack of shallow groundwater make failure from liquefaction unlikely. Zones of Required Investigation referred to as "Seismic Hazard Zones" in CCR Article 10, Section 3722, are areas shown on Seismic Hazard Zone Maps where site investigations are required to determine the need for mitigation of potential liquefaction and/or earthquake-induced landslide ground displacements. There are no mapped areas that have Seismic Hazard Zones in the Project area (BSK 2015). The topography of the LTCC campus property is flat to very-gently sloping; these conditions are not conducive to landslides. Any vertical construction would be designed and built per current California Building Code standards, and since this is a school facility, per Division of the State Architect (DSA) standards. Use of a new ELC structure for the TPNS and retirement of the existing offsite TPNS facility, which does not currently meet DSA standards would be beneficial.

According to the California Building Code (CBC), the amendment area is located in Seismic Zone D, a region of relatively high seismicity, and has the potential to experience strong ground shaking from earthquakes. As such, all structures must be designed to meet the regulations and standards associated with Zone D hazards as set forth in the CBC. Compliance with these existing regulations ensures that all new or redeveloped structures would be capable of withstanding anticipated ground shaking in the Region and would not create significant public safety risks or property damage in the event of an earthquake.

The Native soils in the Lake Tahoe Basin and LTCC area are considered well-consolidated and are not prone to collapse. The local soils are not considered corrosive or expansive and therefore corrosion impacts to concrete structures would not be expected to occur to newly constructed buildings. Frost heave is most common in silty soils and clays (Zhang 2013). The soil in the Project area is loamy coarse sand and gravelly loamy coarse sand making it less susceptible to movement from frost heave. Standard foundation materials would be used, and engineered fill would be used during construction under structures, including asphalt and concrete paving as required by California Building Code standards.

As discussed in the environmental setting and project description, the site is relatively flat (approximately 3% slope) and therefore the ELC would not be subject to landslides.

The TCP/THP would allow for the removal of trees on campus associated with future development of campus facilities. The removal of trees under the TCP/THP would not affect seismicity of the area or cause landslides to occur as the areas addressed by the TCP/THP are relatively flat. Development of future LTCC facilities within the areas addressed by the TCP/THP, would require additional environmental review once those facilities are designed and proposed. Adherence to existing regulations would ensure impacts would be less than significant.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**.

3.3.7-2. Would the Project result in substantial soil erosion or the loss of topsoil? (CEQA VIIb)

The Project area is relatively flat; therefore, substantial grading or significant change in topography would not occur. The ELC facilities are primarily surficial construction that would not penetrate deeper soils or groundwater. Excavation would not exceed four feet and would not interfere or intercept the seasonal-high groundwater level. Approximately 450 cubic yards of cut and fill would occur to construct the facilities, all of which would be balanced onsite.

The ELC site plans include grading and erosion control measures in areas of new construction and removed facilities to be realigned for the ELC. Graded areas or areas where coverage removal occurs would either be covered with the ELC or associated walkways, paths, or paving, or reseeded with a native seed mix to prevent erosion and maintain the natural landscape. Stockpiled materials in the staging area would be covered and secured when not in use. The entrance to the construction area would include a rock lined entryway to ensure construction vehicles do not cause soils to erode or track out.

Under the TCP/THP, trees would be hand-felled and removed from the campus. Tree removal would only occur in conjunction with a planned campus facility and would be selective to the facility footprint. Future development of facilities associated with the TCP/THP areas would require additional environmental review based on the proposed facility design and features. Once those facilities are designed and proposed, the environmental review for those specific facilities would address erosion impacts specific to those designs and proposals.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**.

3.3.7-3. Would the Project 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? (CEQA VIIc)

See discussions and analyses for Questions 3.3.7-1.i through 3.3.7-1.iv above. No significant soil instability or hazard associated with unstable soils would occur.

Environmental Analysis*: Less than Significant Impact*.

Required Mitigation: **None**.

3.3.7-4. Would the Project 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? (CEQA VIId)

According to the Swelling Clays Map of The Coterminous United States, the Tahoe Basin Region falls within an area that is underlain with little to no clays with swelling potential (USGS 1989). However, soil units mapped within the Tahoe Basin Region contain soils with low to high shrink/well potential (NRCS 2007). The Native soils in the Lake Tahoe Basin and LTCC area are considered well-consolidated and are not prone to collapse. The local soils are not considered corrosive or expansive and therefore corrosion impacts to concrete structures would not be expected to occur to newly constructed buildings.

Implementation the TCP/THP would not affect or be affected by soils or cause a risk to life and property in relation to soils. Development of future LTCC facilities within the areas addressed by the TCP/THP,

would require additional environmental review once those facilities are designed and proposed. Adherence to existing regulations would ensure impacts would be less than significant.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**.

3.3.7-5. Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (CEQA VIIe)

The Porter-Cologne Water Quality Act requires all sewage and wastewater to be disposed of outside the Lake Tahoe Basin. Therefore, use of septic tanks or alternative wastewater disposal are prohibited in the Lake Tahoe Region. The ELC would connect to the existing sewer line serving the campus.

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

3.3.7-6. Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (CEQA VIIf)

There is no potential that unknown paleontological resources may be located in the area and would be uncovered by development of the ELC or tree removal under the TCP/THP. Paleontological remains are found in sedimentary rock formations. El Dorado County's geology is predominantly igneous (volcanic) in nature, and the type of sedimentary deposits where such remains might be present, are virtually nonexistent (GP DEIR, page 5.13-1). As stated in the 2013 IS/IEC for the TCAP and the City's General Plan EIR, "A search of the University of California Museum of Paleontology collections database identified 22 paleontological resource finds in El Dorado County; however, none were identified in the City of South Lake Tahoe" (CSLT 2011 and CSLT 2013). To ensure the protection of paleontological resources that may be discovered during construction, the City adopted General Plan Policy NCR-4.4 that requires a paleontological resource evaluation be prepared and measures to mitigate impacts to paleontological resources be identified when fossils are discovered during ground-disturbing activities (CSLT 2011b, page NCR-7).

Federal and state regulations and TRPA Code (Chapter 67, Historic Resource Protection) also address protection of paleontological resources and provide processes to avoid or mitigate impacts to identified and discovered resources. Future development of campus facilities within the area addressed by the TCP/THP would be required to comply with these requirements during project specific review and construction activity. Therefore, implementation of the ELC and TCP/THP would not alter or adversely affect paleontological resources.

Environmental Analysis: *No Impact.*

Required Mitigation: **None**.

3.3.8 Greenhouse Gas Emissions

This section presents the analyses for potential impacts to greenhouse gas (GHG) emissions. Table 12 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting:

GHGs are a set of compounds in the atmosphere that absorb more of the outgoing long-wave radiation from the surface of the earth than incoming short-wave solar radiation. Therefore, GHGs in the atmosphere affect the global energy balance of the atmosphere-ocean-land system, and thereby affect climate. California regulated GHGs are carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), sulfur hexafluoride (SF6), hydrofluorocarbons (HFCs), and perfluorocarbons (PFCs). Other GHGs, such as water vapor, are not regulated at all.

Table 12: Greenhouse Gas Emissions

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.3.8-1. Greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (CEQA VIIIa)			**X**	
3.3.8-2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (CEQA VIIIb)			**X**	

3.3.8-1. Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (CEQA VIIIa)

The ELC would result in the relocation of the TPNS facility from the existing aging structure on LTUSD property to the LTCC and would expand LTCC facilities related to the pre-school and early childhood education. The existing TPNS facility om the LTUSD property would be retired from use. The use of a new facility has the potential for improved energy efficiency within facility fixtures and design, including a new electric vehicle charging station and parking space within the proposed CDC/ELC parking area; however, greenhouse gases associated with use of the new ELC would result in approximately the same emissions resulting in little to no change in operational emissions levels. In addition, emissions form vehicle trips would also result in little to change as TPNS facilities would be relocated within 1 mile of the current TPNS facilities and no significant change in daily vehicle trips would occur. Since the LTCC campus is served by bike trails and transit service, and since the ELC is staffed by LTCC educators and students, the ELC location would encourage use of alternative modes of transportation or pedestrian access from other LTCC facilities, potentially reducing, although to a minor degree, traffic emissions.

Selective tree removal under the TCP/THP has the potential to increase emissions through the loss of trees that can sequester carbon emissions. In relation to the ELC, this accounts for the loss of 12 trees, which is not a significant number of trees in regard to carbon sequestration. Future tree removal on

campus under the TCP/THP would correlate to specific development projects on campus. Those projects, which are not planned or designed at this time, would be required to be analyzed for environmental impacts specific to the use and design of the development at the time LTCC proposes the new facilities.

Environmental Analysis*: Less than Significant Impact.*

Required Mitigation: **None.**

3.3.8-2. Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (CEQA VIIIb)

An increase in greenhouse gas emissions would be considered significant if the project would obstruct implementation of any applicable plan, policy, or regulation (e.g., TRPA RTP/SCS, TRPA RPU, City General Plan) of an agency adopted for the purpose of reducing GHG emissions. The project would be considered to have a significant impact if it would be inconsistent with GHG reduction measures recommended by the TRPA 2017 RTP/SCS and RPU, or the City's General Plan. In addition, the proposed project would be considered to have a significant impact from global climate change if it would result in the exposure of residents to hazards associated with climate change.

It is important to note that estimated increases in mobile-source GHG emissions attributable to future development are based on net changes in VMT that are region-wide (i.e., within the entire Lake Tahoe Air Basin) and are not limited to VMT within the project boundaries. It is typically not possible to determine the extent to which proposed project-generated GHGs would contribute to global climate change or the physical effects often associated with global climate change (e.g., loss of snowpack and clarity changes to Lake Tahoe) because of the negligible amount of GHGs attributed to the proposed project compared to the overall Tahoe Region.

The City's General Plan contains policies and specific, enforceable requirements or restrictions and performance standards applicable to the area that reduce VMT and air quality emissions such as construction and operational-related GHG emissions. These policies promote the use of alternative fuels, alternative transportation, energy conservation, strategies to reduce travel demand, and promotion of sustainable development. The General Plan also contains sustainability policies including measures such as energy conservation, sustainable development, and green building, as well as actions to reduce VMT and mobile-source GHG emissions. In addition, Section 65.1.8.A. (Air Quality/Transportation, Idling Restrictions) of the TRPA Code of Ordinances limits construction vehicle idling time to 5 minutes in California (previous restriction was 30 minutes), which would be implemented as a construction measure.

Future development projects associated with the areas addressed by the TCP/THP are subject to environmental review and shall be evaluated in comparison to EDCAQMD-recommended thresholds of significance and shall incorporate emission-reduction measures sufficient to also reduce potentially significant GHG impacts, if identified, to a less-than-significant level.

Because implementation of the Regional Plan, General Plan, and existing GHG policies would not change with development of the ELC or implementation on the TCP/THP, and because the construction and operation of the ELC would not generate a change in VMT from what is already associated with the TPNS facility to be relocated from LTUSD property to the LTCC campus, the project is not expected to make a measurable increase in GHG emissions. Thus, this impact is considered less than significant.

Environmental Analysis*: Less than Significant Impact.*

Required Mitigation: **None.**

3.3.9 Hazards and Hazardous Materials

This section presents the analyses for potential impacts to hazards and hazardous materials. Table 13 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

The LTCC campus is approximately 1.25 miles from the southeastern shore of Lake Tahoe. The property was originally used as grazing land in the late 1800's prior to being developed into a college campus in 1988. The elevation of the property is approximately 6,270 feet above mean sea level. The LTCC campus is located between Trout Creek and Al Tahoe Boulevard and between U.S. 50 and Pioneer trail. Nearby land uses include the South Tahoe Public Utility District (STPUD) facilities immediately south of the campus, Bijou Community Park to the east, a residential neighborhood to the west, and commercial and government uses to the north, including LTUSD and the South Lake Tahoe Police Department. Commercial uses include restaurants, gas stations, retail stores, and offices.

The LTCC campus currently includes classrooms, administrative offices, student services, a full-service library, a theatre and performing arts building, fitness education center, a commercial-grade culinary arts kitchen, art gallery, child development center, demonstration garden, and other facilities including activity fields, parking, and maintenance buildings. A commercial disposal company removes trash from the property that is contained in large dumpsters. The habitable structures on the LTCC campus are served with electricity, natural gas for heating, municipal water, and municipal sewer connections.

Existing environmental conditions were analyzed for the Facilities Master Plan using a records search report provided by EDR and a site reconnaissance. EDR reports provide the data some environmental professionals use to conduct Phase I Environmental Site Assessments (ESA's). No prior Phase I ESA's have been conducted on the LTCC property. An EDR report was provided for the LTCC campus property in July 2016. The data provided in the report and the site reconnaissance were used to assess the presence or likely presence of recognized environmental conditions, which are hazardous substances or petroleum products in, on or at the property due to any release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The EDR report did not identify current recognized environmental conditions on the LTCC campus property. Furthermore, a site reconnaissance conducted in August 2016 did not reveal concentrations of hazardous waste posing a threat to human health safety or welfare.

A review of Envirostor and Geotracker (2020) databases reveal no hazardous cleanup sites on the LTCC campus. There are a number of historic sites surrounding the campus that have been cleaned and the cases closed, primarily underground storage tanks at the STPUD facilities, the LTUSD property related to the school bus depot, at the South Lake Tahoe Police Department, at the STPUD pump station north of the campus, at a number of auto shops and gas stations along U.S. 50. There are also two sites in the area along U.S. 50 that are under evaluation by the Regional Water Quality Control Board: Yellow Cab Company and Tahoe Auto Recyclers. These are historic sites that are evaluated because oils and other potential contaminants are stored onsite, but they are not necessarily cleanup sites.

The LTCC is mapped in a LRA within a "Very High Fire Hazard Severity Zone" (CalFire). The LTCC is mapped by CalFire within a LRA with the South Lake Tahoe Fire Department providing fire protection services to the campus. The LTCC is also protected by the Tahoe Basin Multi Agency Coordination Group (MAC) where other fire protection districts in the area can assist in situations where additional resources are required for an emergency, including the El Dorado County Fire Protection District, and Lake Valley Fire Protection District. Both Cal Fire and/or USFS would provide Fire Protection Services in the event of a wildfire near the LTCC campus.

Table 13: Hazards and Hazardous Materials

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.3.9-1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (CEQA IXa)			**X**	
3.3.9-2. 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? (CEQA IXb)			**X**	
3.3.9-3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (CEQA IXc)			**X**	
3.3.9-4. 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? (CEQA IXd)				**X**
3.3.9-5. 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 or excessive noise for people residing or working in the project area? (CEQA IXe)			**X**	
3.3.9-6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (CEQA VIIIf)				**X**
3.3.9-7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (CEQA IXg)			**X**	

3.3.9-1. Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (CEQA IXa)

The ELC would provide pre-school and early learning facilities on campus. No hazardous materials would be used or stored at the ELC. While common household cleansers may be used to clean the facility, no hazardous materials would be stored, used, or generated by the ELC, and therefore no routine transport, use, or disposal of such materials would occur onsite.

Construction of the structure and associated walkways, sidewalks, and parking, as well as the removal and relocation of portions of existing walkways, sidewalks, and bike path would involve the use of oils, fuels, and lubricants to operate construction machinery and tools. When not in use, machinery and tools would be located within the staging area located immediately north of the access road/turnaround serving the CDC. The College's Spill Containment Plan (LTCC Hazardous Materials Business Plan, Section 10-Spill Response and Clean Up Procedures) would be followed and implemented during construction to avoid and respond to accidental exposure/spill and construction materials would be stored in accordance with federal, state, and local standards and policies.

Implementation of the TCP/THP would not involve the routine transport, use or disposal of hazardous materials. Trees would be hand felled and removed from the campus for local processing or reused on campus in landscaped areas and as natural fencing. As with any construction activity, the use of motorized machinery requires fuels and oils for operation. The College's Spill Containment Plan would also be implemented in relation to the TCP/THP to ensure materials are properly handled and temporarily stored. Development of campus facilities under the Facilities Master Plan within the areas in which trees have been removed would be subject to future environmental analysis once they are proposed and designed, and the operation of the facility is defined.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**.

3.3.9-2. Would the Project 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? (CEQA IXb)

Please refer to Question 3.3.9-1 above. Operation of the ELC facility would not include the use of hazardous materials. Although temporary construction of the ELC or tree removal would require the use of machinery and equipment that use fuels or oils, the College's Spill Containment Plan would also be implemented to ensure accidental spills are immediately contained and treated in accordance with federal, state, and local standards and policies. Future campus facilities developed in areas where the TCP/THP has been implemented would be subject to future environmental analysis once those facilities have been planned, proposed, and designed. The analysis would address the specific use and materials storage of the facility, including mitigation measures if applicable to the use.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**.

3.3.9-3. Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (CEQA IXc)

The project is located within school property and South Tahoe Middle School is located one mile northeast of the LTCC campus. No hazardous materials would be used or stored at the ELC. The use,

storage, and transport of hazardous materials are required to be in compliance with local, state, and federal regulations during project construction. Since all existing and future development in the amendment area is required to comply with regional, federal, state, and local regulations addressing safety from hazards, including hazardous materials, the impacts of this impact are anticipated to be less than significant impact.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**.

3.3.9-4. Would the Project 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? (CEQA IXd)

No hazardous waste facilities or contaminated sites are identified within the project area (EnviroStor and GeoTracker, 2020).

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

3.3.9-5. 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 or excessive noise for people residing or working in the project area? (CEQA IXe)

The LTCC campus is located approximately 1.5 miles northeast of the Lake Tahoe Airport. The 2019 Airport Land Use Compatibility Plan (ALUCP) indicates the campus is not located in the noise impact area contour (ALUCP Figure 4-1) but a portion of the main campus area on the southwest side of the developed campus is located within Airport Safety Zone 6 – Traffic Pattern Zone (ALUCP Figure 4-4). The ELC would be located outside of this zone, but portions of the TCP/THP area are within Zone 6. All land uses are compatible in Zone 6 and there are no use limitations identified in the ALUCP, although they are to be reviewed to ensure the land uses do not pose safety risks to airport operations. Development and use of the one-story ELC, which does not include the development of towers or use of reflective materials would not cause safety hazards, particularly since it is located outside of Zone 6. Hand felling of trees under the TCP/THP within Zone 6 also would not result in any safety hazard as this action involves selective felling and removal of trees. New campus structures associated with the tree removal would be reviewed for impacts once those facilities are proposed and designed; however, there are currently no plans for those structures other than the ELC.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.9-6. Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (CEQA IXf)

The Project proposes a new childcare facility located adjacent to the existing Child Development Center (CDC) at the north end of the cluster of campus buildings. The existing drive aisle serving the CDC and turnaround area would maintain the existing 20-foot wide drive aisle and turn around configuration; however, additional parking would be provided at the north end of the turnaround, but is designed to not interfere with and maintain the existing drive-aisle dimensions. The project also proposes to re-route a portion of the existing bike path. Although portions of the CDC parking area and bike path would be closed during construction, this closure would not affect existing emergency evacuation routes. The ELC

does not affect the LTCC emergency evacuation plan as it results in no significant roadway alterations and no access limits within the turnaround area serving only the CDC and ELC would occur once construction is complete. Likewise, selective hand felling of trees on campus under the TCP/THP would not interfere with emergency evacuation or response. No road closures are proposed for tree removal.

Under the California Division of State Architect permit LTCC evacuation route improvements associated with the Facilities Master Plan included installation of an electronic gate to replace an existing locked gate at the South Lake Tahoe Public Utility District property. Although U.S. 50 and Pioneer Trail are area evacuation routes, this project would not affect those roadways and does not affect College Drive, the primary evacuation route for the LTCC.

The project would not alter or revise the existing regulations or amend the City's Local Emergency Operations Plan or Emergency Management Plan. These actions would not impair the implementation of or physically interfere with the City Natural Hazard Management Plan or Emergency Management Plan and therefore results in no impact.

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

3.3.9-7. Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (CEQA IXg)

The location of the LTCC creates inherent risk of exposure of people and structures to wildfires since the LTCC is located in a LRA mapped by CalFire within in a Very High Fire Hazard Severity Zone. With the inherent danger of wildfire, the LTCC will include standard permit conditions required by the California Division of State Architect. The California Division of State Architect has reviewed and approved of a Fire Suppression and Management Plan for the Project area, including building materials and designs, fire protection systems in buildings, landscaping, fire flows to hydrants, emergency vehicle access routes and turnarounds, and vegetation treatments in the Project area to ensure compliance with the most recent CBC Chapter 7, PRC §4290-§4291, and other applicable state and local codes.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**.

3.3.10 Hydrology and Water Quality

This section presents the analyses for potential impacts to hydrology and water quality. Table 14 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

The Project area is located in South Lake Tahoe, California, on the southern portion of the Lake Tahoe Basin in El Dorado County. LTCC is approximately one mile south of Highway 50 adjacent to Al Tahoe Boulevard. The project lies within Township 12 North and Range 18 East of the Mt. Diablo Meridian. Elevation of the Project area is approximately 6,270 feet above mean sea level (msl). The LTCC campus is within the 26,368-acre Trout Creek watershed. Trout Creek is located west of the developed campus on land managed by the CTC. Historically, Trout Creek has been a tributary that flowed into the Upper Truckee River in the Truckee Marsh area on the southern end of Lake Tahoe. The Tahoe Keys development channeled the Upper Truckee River transforming the area into the current landscape.

The Project area is contained within the Tahoe Valley South Groundwater Sub-Basin (TVGB), which is one of the three sub-basins comprising the greater North Lahontan Basin. The TVGB is located within the larger structural feature referred to as the Lake Tahoe Basin. The TVGB occupies a roughly triangular area and is bound on the southwest and southeast by the Sierra Nevada, on the north by the southern shore of Lake Tahoe, and to the northeast by the California-Nevada state line. The southern boundary extends about 3 miles south of the town of Meyers and forms the triangular apex. Elevations within the TVGB range from 6,225 feet at lake level to about 6,500 feet in the south (California Department of Water Resources 2004). STPUD supplies water to the area solely through groundwater. Generally, the groundwater quality of the area is excellent, with a few remediation locations around the Tahoe Y.

Groundwater recharge in the Project area is primarily from infiltration of precipitation into faults and fractures in bedrock, soils and decomposed granite overlaying much of the bedrock, and unconsolidated basin-fill deposits. Except where the land surface is impermeable or where the groundwater table coincides with land surface, groundwater is recharged over the extent of the flow path (Thodal 1997). No sub-basins in the Northern Lahontan Hydrologic Study Area are identified as subject to critical conditions of overdraft according to the 2017 STPUD Tahoe Valley South Basin Annual Water Report, which is based on California Department of Water Resources and Desert Institute data (STPUD 2017). The report indicates changes in groundwater storage in the Tahoe Valley South Sub-Basin have been minimal. California's Water Update also found no evidence of overdraft, and no overdrafts are expected in the Study Area, even in drought years.

The 2019 geotechnical investigation conducted for the ELC project identified groundwater at an elevation of 30 feet below ground surface. While the groundwater elevation fluctuates seasonally and annually depending on the seasonal precipitation levels, previous geotechnical investigations on the campus have found groundwater elevations to be at depths greater than the grading elevations of campus facilities.

Table 14: Hydrology and Water Quality

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.3.10-1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? (CEQA Xa)			**X**	
3.3.10-2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (CEQA Xb)			**X**	
3.3.10-3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) 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; or iv) Impede or redirect flood flows? (CEQA Xc)			**X**	
3.3.10-4. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (CEQA Xd)			**X**	
3.3.10-5. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (CEQA Xe)			**X**	

3.3.10-1. Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? (CEQA Xa)

The ELC does not propose to discharge contaminating waste into area waterways or soils. As discussed in the project description, the ELC is located away from Trout Creek on the northeast side of the campus in a relatively flat area and is designed to capture and treat surface runoff from the new impervious surfaces of the ELC building, walkways and paths, and associated parking lot expansion. The project area, including a portion of the existing CDC/ELC driveway, has been partitioned into four treatment sheds. Shed A results in 21,434 square feet of impervious surface including the access driveway, new parking spaces, a portion of the bike path, and the ELC building, potentially creating 1,786 cubic feet of runoff, which would be addressed onsite through a series of three basins with a total capacity of 1,795 cubic feet. Shed B includes the southwest portion of the existing parking lot and a portion of walkway resulting in 5,190 square feet of impervious coverage with a potential to create 432.5 cubic feet of runoff, which would be managed onsite through a basin with 498.7 cubic feet of capacity. Shed C includes 2,793 square feet of impervious surfacing related to a portion of the bike path and an outdoor patio connected to the ELC. This area has the capability to produce 232.8 cubic feet of runoff that would be collected in a narrow basin adjacent to the north side of the ELC with capacity for 256.2 cubic feet of runoff. Finally Shed D includes a portion of the walkway around the outdoor playground, which includes 1,232 square feet of impervious surfacing resulting in 102.7 cubic feet of potential runoff that would be managed within landscaped surface treatment area at the west end of the project area that is designed to handle 1,055.4 cubic feet of runoff. Total potential runoff from the ELC and portions of existing coverage is 2,553.8 cubic feet while total proposed treatment capacity would be 3,606 cubic feet, allowing for 1,052.2 cubic feet of excess capacity for large storm events. These proposed facilities have been designed to contain a 20-year, one-hour storm event.

Water would be collected through drop inlets located in the parking lot near the CDC and within the proposed ADA accessible parking space, a drop inlet near the ELC entrance and a drop inlet within the outdoor playground. Collected waters would flow into the basins through a series of pipes with rock-lined outfalls outfitted with a trash rack. Basin A3 would be the largest basin and located furthest west. This basin includes a rock lined outfall that connects to the existing drainage conveyance to the west. A storm drain manhole would be located centrally between the interconnected basins within the landscape area adjacent to the southwest side of the ELC and a storm drain cleanout would be located near the ELC entrance.

Development and infrastructure improvements within the project area are required to meet the discharge standards of the Lahontan Regional Water Control Board. Projects that would create more than one acre of disturbance are required to prepare a Storm Water Pollution Prevention Plan (SWPPP). The ELC project area is approximately 10,520 square feet or just under one-quarter acre. Since all existing state and local protections for surface water would remain in place and would not be altered by the project, and water quality BMPs such as coir logs and stormwater runoff management would be implemented during and construction and operation of the facility, the project would not result in adverse discharges to surface waters or alteration of surface water quality.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**.

3.3.10-2. Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (CEQA Xb)

The proposed ELC includes kitchen and bathroom facilities that would require the use of groundwater; however, the demand would be similar to a single family residence and would not use substantial

quantities of water for operations or substantially deplete supplies. The ELC would increase onsite coverage with development of a new structure and associated parking and walkways by 15,584 square feet; however, it does propose to replace 372 square feet impervious sidewalk coverage with pervious surfacing. Runoff from the increase in impervious surfacing would be managed onsite with the development of basins and landscaped areas to catch runoff, allowing it to be absorbed into the ground.

The ELC construction site is not located within a source water protection zone and would connect to existing water utility lines currently serving LTCC. A STPUD well is located on the south end of the College campus property, but the project construction area is outside the protection zone for the well (well number 02504112W11). While the construction site is not located within a well protection zone, TRPA Code Chapter 60.3 (Source Water Protection) lists "schools" as possible contaminating activities. Therefore, the source water protection maps were reviewed to confirm proposed school facilities would not be located within the protection zone of a well.

The 2015 Geotechnical Engineering Investigation Report prepared by BSK Associates for the LTCC Facilities Master Plan found no groundwater interception for the soil borings conducted onsite (no groundwater was encountered above 16 feet below ground surface elevation). Proposed excavation and grading would not exceed 4 feet in depth. Excavated earthwork would be balanced onsite.

Tree removal under the TCP/THP would not impact groundwater. Future LTCC campus development in the areas where the selective tree removal occurs would require subsequent environmental analysis specific to the use and design for those areas once they have been planned and proposed.

Environmental Analysis: *Less than Significant Impact*.

Required Mitigation: **None**.

3.3.10-3. Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would (CEQA Xc):

3.3.10-3.i) Result in substantial erosion or siltation on- or off-site?

As discussed in Question 3.3.10-1, the project includes drainage basins and stormwater systems to collect and manage runoff resulting from new, and some existing, impervious coverage during a 20-year, one-hour storm event. These features include rock-lined outfall to reduce the potential for erosion within the basins and from Basin A3 to the existing drainage channel west of the ELC project area. Areas disturbed during construction would either be developed with structures, walkways, paths, parking, or landscaping, and disturbed areas not formally landscaped would be reseeded with a native seed mixture to maintain the natural landscape and prevent erosion or improper flows that would result in unwanted channels or siltation onsite.

In areas of tree removal under the TCP/THP, trees would not be removed until a planned development is proposed, designed, analyzed and approved. Since trees would be removed as a component of the construction activity proposed for the area, construction best management practices would be in place until the structures to be located where trees are removed are fully constructed. The affected areas would be covered with tree mulch to prevent erosion. Future development and associated tree removal would be analyzed in subsequent environmental documentation specific to those future projects and appropriate design, best management practices, and mitigation measures, if needed, would be applied.

Environmental Analysis: *Less than Significant Impact*.

Required Mitigation: **None.**

3.3.10-3.ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

As described in the project description and in Question 3.3.10-1, the ELC would increase impervious surface coverage by 15,584 square feet, such that additional stormwater treatment features are included to capture and manage stormwater onsite. Table 1 shows this additional coverage within LCD 7 is within the total allowed coverage for the LTCC campus. With the addition of new stormwater management features for the ELC, the runoff from the ELC and associated walkways and parking would be managed within the ELC area and would not contribute to on- or off-site flooding.

Tree removal under the TCP/THP would occur over a period time as new campus facilities are planned, designed, and proposed. No tree removal would occur outside of a planned development project and the selective removal of trees across the campus would not increase surface runoff to cause flooding as water would be able to infiltrate the ground and natural landscape until new development coverage occurred. Each future project would be analyzed for environmental impacts as they are designed and proposed and would include best management practices and possibly mitigation measures if needed.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.10-3.iii) 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?

As discussed in Question 3.2.12-1 above and in the project description, the ELC includes a series of stormwater conveyance and management features including 5 stormwater basins and a stormwater landscape feature designed to manage a 20-year, one-hour storm event, rock-lined outfalls within each basin, a rock-lined outfall to the exiting drainage channel onsite, drop inlets, and conveyance storm drain pipes. The potential runoff volume from the new, and a portion of the existing, impervious surfaces would be 2,553.8 cubic feet and the proposed capacity of the stormwater basins and landscape surface treatment area would be 3,606 cubic feet, providing adequate treatment capacity onsite. The basins would be equipped with trash racks, and no significant impacts associated with polluted runoff would occur. No significant runoff is associated with tree removal activities under the TCP/THP. Future development in areas of tree removal would be required to complete subsequent environmental analysis and documentation prior to approval.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.10-3.iv) Impede or redirect flood flows?

The project area, including the ELC, associated walkways and paths and the area addressed by the TCP/THP, is not located within the FEMA-mapped flood hazard area and improvements are not proposed within or near the Trout Creek channel.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.10-4. Would the Project result in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (CEQA Xd)

Based on studies by Ichinose et al. (2000), a potential exists for tsunami and seiche-related waves between 10 and 30 feet in height to occur along the shore of Lake Tahoe, potentially threatening low-lying lakeside communities. The LTCC campus is 1.4 miles inland from the lake shore and 60 feet higher in elevation and is therefore outside of a seiche or tsunami zone. The campus is also elevated from nearby Trout Creek and would not experience hazard from the creek during a seismic event. The Project area is also outside of the 100-year floodplain and would therefore not alter the course or flow of 100-year floodwaters or expose people or structures to water related hazards, resulting in a less than significant impact.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.10-5. Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (CEQA Xe)

As discussed in the Questions 3.3.10-1 and 3.3.10-2 above, the project would include onsite runoff management and is not located within a groundwater well protection area. Operation of the ELC would not obstruct implementation of a water quality control plan or sustainable groundwater management plan. The project incorporates measures to maintain water quality and control runoff as required by local, state, and federal regulations, thereby implementing water quality control. The quantity of groundwater consumed by the ELC would not interfere with a sustainable groundwater plan as adequate capacity has been demonstrated and documented by STPUD. ELC operations would not involve potentially contaminating activities that could affect surface or groundwater.

Chapter 7.15 of the City Code regulates urban runoff and stormwater quality. The TRPA Lake Tahoe Water Quality Management Plan (208 Plan) and City of South Lake Tahoe Pollutant Load Reduction Plan would continue to apply to the area and the project proposes no changes to or conflicts with this plan.

Areas under the TCP/THP in which future development of the LTCC campus may occur would be required to meet the discharge standards of the Lahontan Regional Water Control Board. Projects that would create more than one acre of disturbance are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), and would be required to complete project-specific environmental documentation and review.

South Tahoe Public Utility District implements the Tahoe Valley South Basin Groundwater Management Plan, which includes the entire STPUD service area in which the LTCC campus is located. The project does not propose to change groundwater management and do not propose new uses that would affect the groundwater management plan.

Since all existing state and local protections for surface water and groundwater would remain in place, and water quality BMPs (in accordance with Chapter 60 of the TRPA Code) would be implemented, the project would not result in adverse discharges to surface or groundwaters or alteration of surface or groundwater quality, and would not conflict with or obstruct implementation of plans protecting surface water and groundwater resources.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.11 Land Use and Planning

This section presents the analyses for potential impacts to land use and planning. Table 15 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

The LTCC property is within the Bijou/Al Tahoe Community Plan Area (Plan Area Statement 98) and the Truckee Marsh Plan Area Statement (PAS 100). A portion of the sports fields are located within Bijou Meadow (PAS 101); however, no project components are planned in this area. The developed portion of the campus is entirely within the Bijou/Al Tahoe Community Plan and the portion within PAS 100 remains primarily undeveloped with the exception of trails. The area addressed by the TCP/THP and the ELC is entirely within the Bijou/Al Tahoe boundaries.

TRPA and the City of South Lake Tahoe have adopted the Bijou/Al Tahoe Community Plan (PAS 98) that specifies permissible land uses within the Project area. The Land Use Classification in the Bijou/Al Tahoe Community Plan area is Commercial/Public Services, with a Management Strategy of Redirection. LTCC is located within District 4 – Town Center District. Permissible uses in District 4 include employee housing (S), multi-family dwelling (A), residential care (A), eating and drinking facilities (A), food and beverage retail sales (A), privately owned assembly (S), special event area (A), business support services (A), professional offices (A), schools – business/vocation (A), cemeteries (S), churches (A), collection stations (S), cultural facilities (A), daycare centers (A), government offices (A), local assembly and entertainment (S), local post office (S), local public health and safety facilities (A), public owned assembly and entertainment (A), public utility centers (S), regional public health and safety facilities (S), schools – college, kindergarten through secondary and preschool (A), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), transmission and receiving (S), threshold-related research facilities (S), beach recreation (A), boat launching facilities (A), cross country ski courses (A), day use areas (A), developed campgrounds (A), golf courses (S), group facilities (S), outdoor recreation (S), recreation centers (A), visitor information centers (A), and a majority of the resource management uses.

The Bijou/Al Tahoe Community Plan area is diverse and includes public services, retail oriented businesses and recreation areas. Surrounding land uses include the Bijou Community Park, South Tahoe Public Utility District facilities, Trout Creek (conservation area), retail centers, government offices such as the U.S. Forest Service, South Lake Tahoe Police Department, and U.S. Post Office, and residential neighborhoods.

The City of South Lake Tahoe General Plan (2011) Land Use Diagram classified the area as "Special District" Policy LU-2.5 Bijou/Al Tahoe Community Plan Area states, "The City shall encourage the creation of a viable residential neighborhood with appropriate neighborhood amenities and compatible high quality family-oriented recreation and public facilities including government offices." Priorities for this area as identified in the General Plan include expanding the role of the Bijou/Al Tahoe Community Plan area as an economic center at the LTCC and developing new social centers in the LTCC area.

The Project area is presently used year-round as a community college facility including accessory food and beverage and other services. A Facilities Master Plan was developed in 2014 for the LTCC campus. The Facilities Master Plan addresses future onsite development including modernization and renovation of existing facilities, campus circulation and accessibility improvements, and new or expanded facilities wo serve LTCC programs and students. The U.S. Forest Service leases approximately 12.25 acres from LTCC and their developed land coverage is exempted toward the total coverage calculations for LTCC, which is provided in Table 1.

Table 15: Land Use and Planning				
CEQA Environmental Checklist Item	**Potentially Significant Impact**	**Less Than Significant with Mitigation Measures**	**Less Than Significant Impact**	**No Impact**
3.3.11-1. Physically divide an established community? (CEQA XIa)				**X**
3.3.11-2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (CEQA XIb)			**X**	

3.3.11-1. Would the Project physically divide an established community? (CEQA XIa)

The project results in the construction and operation of the ELC at the north end of the developed campus, immediately adjacent to the existing CDC building. There is currently a parking lot and access road, walkways, and a bike path that provide access to the site. The walkways and bike path would be reconfigured to accommodate the ELC footprint, but the access would remain essentially the same, with additions and extensions to the ELC as shown on the site plans. Since the ELC adds on to the campus in an area with existing access, it would not physically divide an established community.

Likewise, selective tree removal under the TCP/THP would not physically divide the community. The areas addressed by the TCP/THP are within the main campus area. In addition to the area surrounding the ELC, the TCP/THP includes an area extending west and south of the main campus building cluster, an area immediately south of the Physical Education Center, and an area northeast of the proposed ELC along College Drive. Each of these areas is currently adjacent to either existing LTCC classrooms and structures or campus roadways and therefore would not physically divide the community.

Environmental Analysis: *No Impact*.

Required Mitigation: **None.**

3.3.11-2. Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (CEQA XIb)

The ELC is an allowed use in the Bijou/Al Tahoe Community Plan area, as both college and pre-school facilities are allowed. The project relocates the existing TPNS facility from the LTUSD property to the LTCC property. The ELC is a planned use within the LTCC Facilities Master Plan. By relocating the TPNS from the existing, aging facilities on LTUSD property to new facilities on the LTCC campus, approved by the Division of the State Architect, the new facility would comply with current safety standards, relocate the TPNS closer to school facilities to reduce vehicle travel, and places the new facility in an easily accessible, high capability (LCD 7), and developed area, appropriate for additional structural development. Development of the ELC would not result in significant environmental impacts and would not conflict with land use policies adopted to avoid or mitigate environmental effects. Project

designs are compatible with the campus and do not pose a physical change that would induce an impact or conflict with City or campus policies.

At this time, no amendment to the Community Plan or adoption of the LTCC Facilities Master Plan is proposed. Future development of the other areas addressed by the TCP/THP would be subject to project-specific environmental review once use of the areas has been established by the college, those facilities are proposed to be developed, and after preliminary designs and use plans have been drafted. Use of the LTCC campus for facilities that serve campus programs and students would not result in a significant impact unless the use was not allowed use in the Bijou/Al Tahoe Community Plan. No development is proposed within the mapped SEZ or other areas surrounding Trout Creek.

Environmental Analysis: *Less than Significant Impact*.

Required Mitigation: **None.**

3.3.12 Mineral Resources

This section presents the analyses for potential impacts to mineral resources. Table 16 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required.

Environmental Setting

Mineral resources are aggregate resources, which consist of sand, gravel and crushed rock. The State Mining and Geology Board classifies mineral deposits through maps and reports at: http://www.conservation.ca.gov/cgs/minerals/mlc/Pages/Index.aspx. The map and accompanying text provides general information about the current availability of California's permitted aggregate resources. There are currently no important mineral resources identified on the LTCC property.

Table 16: Mineral Resources

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.3.12-1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (CEQA XIIa)				**X**
3.3.12-2. 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? (CEQA XIIb)				**X**

3.3.12-1. Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (CEQA XIIa)

There are no mapped mineral resources within the City of South Lake Tahoe, including the LTCC property, nor does any applicable plan identify any sites within the project area as an important mineral recovery site.

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

3.3.12-2. Would the Project 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? (CEQA XIIb)

See discussion and analysis for Question 3.3.12-1 above.

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

3.3.13 Noise

This section presents the analyses for potential impacts related to noise. Table 17 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

j.c. brennan & associates, Inc. conducted continuous hourly ambient noise level measurements for a period of 48-hours at two locations on Friday and Saturday June 12th and 13th, 2015. Noise monitoring locations were on the LTCC site. Site 1 was located east of the proposed ELC, approximately midway between the CDC parking lot and College Drive, and Site 2 was located northwest of the ELC area in the vicinity of the LTBMU offices. Equipment use for the measurements included Larson Davis Laboratories Model 820 precision integrating Type 1 sound level meters. The measured CNEL ranged from 48.3 dBA to 49.8 dBA. Daytime averages ranged from 45 to 46 L_{eq}, evening averages ranged from 42 to 46 L_{eq}, and nighttime averages ranged from 41 to 42 L_{eq}. Maximum sound levels (L_{max}) ranged from 59 to 62 dBA in the daytime, 52 to 62 dBA in the evening, and 50 to 52 dBA at night.

Roadway noise was also measured in 2015. At that time, roadway noise along Al Tahoe Blvd. ranged from 59 to 61 dBA measured at a distance of 75 feet from the roadway. The distance at which roadway noise levels reached 55 dBA ranged from 175 to 141 feet; therefore, all of the campus buildings are located beyond the 55 dBA noise contour of the roadway.

LTCC is located within the Bijou/Al Tahoe Community Plan District 4 which establishes a Community Noise Equivalent Level (CNEL) standard of 60 dBA CNEL. LTCC is located just outside the noise contours for the airport as provided in Figure 4-1 of the 2019 Airport Land Use Compatibility Plan.

Table 17: Noise

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.3.13-1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or other applicable local, state, or federal standards? (CEQA XIIIa)			**X**	
3.3.13-2. Generation of excessive groundborne vibration or groundborne noise levels? (CEQA XIIIb)			**X**	
3.3.13-3. For a Project located within the vicinity of a private airstrip or 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? (CEQA XIIIc)				**X**

3.3.13-1. Would the Project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or other applicable local, state, or federal standards? (CEQA XIIIa)

Operation of the ELC would not result in a significant permanent increase in ambient noise levels in excess of the noise limits established for District 4 of the Community Plan. Although noise would be produced by children using playground equipment and engaging in outdoor activities, these noise levels would be well within the CNEL limits. No significant increase in roadway noise would occur as trips to the TPNS would be relocated from the current facility on the LTUSD campus to the LTCC campus. located one mile south. The traffic on Al Tahoe Boulevard would not substantially change, although additional trips would occur along College Drive rather than limited to Al Tahoe Boulevard and U.S. 50. A noticeable increase in traffic noise (e.g., 3 dB) requires a doubling of traffic in the measurement area and the potential increase in vehicle trips would be a very small percentage of the existing baseline; therefore, no noticeable increase in traffic-related noise would occur. Changes in noise levels in relation to the shift in traffic patterns would be imperceptible.

Construction of the ELC and selective tree removal under the TCP/THP would temporarily increase noise levels during active construction or tree removal activities. However, construction activities would be limited to between the hours of 8 a.m. and 6:30 p.m. and the noise standards established in the City noise ordinance, TRPA Regional Plan, and Community Plan would not be applicable. Increased noise levels would be temporary and equipment idling is required to be minimized. Construction activities include site preparation (e.g., demolition, clearing, excavation, grading), foundation work, paving, building construction, utility installation, finishing, and cleanup. These activities typically involve the use of noise-generating equipment such as excavators, dozers, graders, dump trucks, generators, backhoes, compactors, and loaders. Noise levels associated with these types of equipment are typically between 70 and 85 dBA Lmax at 50 feet. The ELC would be approximately 100 feet north of the CDC, the nearest campus building, but construction of the associated walkways and paths would be, at times, adjacent to the CDC, specifically the removal of impervious coverage and replacement of those walkways with pervious materials. The CDC operates year-round serving children of LTCC students and students in the Early Childhood Education program.

Under the TCP/THP, trees would be hand felled with chain saws and processed with hauling equipment and chippers to shred small woody debris for reuse onsite. Tree removal would be sporadic and implemented only as new facilities are constructed. Development of new campus facilities within the areas addressed by the TCP/THP would be analyzed for noise impacts through subsequent environmental documentation specific to those facilities once they are proposed, designed, and the future operations identified.

Environmental Analysis: *Less than Significant Impact*.

Required Mitigation: **None.**

3.3.13-2. Would the Project generate excessive groundborne vibration or groundborne noise levels? (CEQA XIIIb)

The City of South Lake Tahoe and TRPA do not establish standards for evaluating construction vibration levels. Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. Vibration criteria developed by Caltrans indicate that the threshold for damage to structures ranges from 2 to 6 in/sec. One-half this minimum threshold or 1 in/sec p.p.v. is considered a safe criterion that would protect against architectural or structural damage. The general threshold at which human annoyance could occur it notes as 0.1 in/sec p.p.v.

No blasting is proposed and existing walkway, pathway and parking lot coverage to be reconfigured under the ELC would be removed with the use of standard construction equipment, such as concrete saws. Use of this equipment would be limited to the construction period for the ELC. The vibration produced by such equipment would not be significant to cause structural damage or unsafe conditions.

During construction, noise levels may exceed City standards between 8:00 a.m. and 6:30 p.m. As discussed under Question 3.3.13-1, construction activities typically involve the use of noise-generating equipment such as excavators, dozers, graders, dump trucks, generators, backhoes, compactors, and loaders. Excessive groundborne noise levels associated with these types of equipment would not be generated and would not affect use of the CDC.

The TRPA Standard Conditions of Approval for Grading Projects (TRPA Permit Attachment Q) include new construction provisions that call for the location of construction staging areas as far as feasible from sensitive air pollution receptors, closure of engine doors during operation except for engine maintenance, and location of stationary equipment (e.g. generators or pumps) as far as feasible from noise-sensitive receptors. The staging area would be located north of the ELC footprint, as far away from the CDC as feasible within the ELC project area.

Environmental Analysis: *Less than Significant Impact*.

Required Mitigation: **None.**

3.3.13-3. For a Project located within the vicinity of a private airstrip or 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? (CEQA XIIIc)

The LTCC is located outside the City's Airport Land Use Compatibility Plan noise contour, but a portion of the campus is within Safety Zone 6. The ELC would be located outside of Safety Zone 6 and Safety Zone 6 poses no land use compatibility restrictions other than projects must be reviewed to ensure they do not pose a safety threat to airport operations. The LTCC campus is located outside of the regulatory restricted area and therefore would not expose people to excessive noise levels.

Environmental Analysis: *No Impact*.

Required Mitigation: **None.**

3.3.14 Population and Housing

This section presents the analyses for potential impacts to population and housing. Table 18 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

As of 2018, the population in the City of South Lake Tahoe was estimated to be 22,036 persons, which is approximately the same as the population in 2010 (21,410), and approximately the same as the population was in 1990 (21,941), despite population increases to over 23,800 in 2001. In general, the population of the area has remained nearly the same over the last 30 years.

LTCC employs approximately 35 to 40 full-time faculty employees and 70 full-time equivalent non-faculty staff for a total of approximately 110 full time equivalent staff (LTCC Annual Budget: 2015/16 Fiscal Year).

LTCC currently serves an average of approximately 4500 to 5,000 students annually (2018/2019 Enrollment Profile), consisting of approximately 1,700 full-time equivalent students, including off-campus and distance learning students. The current average on-campus student population is approximately 840 students, including students taking non-credit or work experience courses and summer-only courses. Since 1990, LTCC general enrollment of full-time equivalent students has remained relatively level with growth in some years and less enrollment in others, with steady decline occurring in recent years after many years of continuous growth. Approximately 36 percent of the student population is between the ages of 18 and 24; however, 20 percent of the students are age 50 and above, indicating that use of the campus extends beyond young adults. Greater than 20 percent of the full-time equivalent students (approximately 350 students) are in Distance Education, and approximately 90 students are non-local residents, including approximately 30 international students. The campus does not currently provide onsite living units such as dormitories or multi-unit apartments (LTCC Annual Budget: 2015/16 Fiscal Year and LTCC Annual Budget: 2016/17 Fiscal Year).

As of 2014, the U.S. Census Bureau estimates a total of 16,337 housing units within the City of South Lake Tahoe of which 53% were occupied and the remaining 7,752 units were vacant. Rental vacancy rates were estimated to be approximately 15 percent. Approximately 69 percent of rental units, had rents at or above $750 per month and approximately 57 percent of renters spent more than 30 percent of their income on rental costs. The median gross rent between 2014 and 2018 was $962. No housing is currently provided on the LTCC property. Residential neighborhoods are located in the vicinity of LTCC, immediately west of the LTCC property and to the southeast along Al Tahoe Blvd.

Table 18: Population and Housing

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.3.14-1. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of				**X**

roads or other infrastructure)? (CEQA XIVa)				
3.3.14-2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (CEQA XIVb)				**X**

3.3.14-1. Would the Project induce substantial unplanned 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)? (CEQA XIVa)

The ELC would serve the existing TPNS, which is composed of LTCC parent/students and pre-school age children. TPNS was founded in 1958 and has served the South Lake Tahoe community for over 60 years. TPNS is a co-op educational preschool program. All parents of TPNS preschoolers are LTCC students and are required to take parenting or early childhood education classes in addition to their involvement with TPNS. The TPNS currently serves approximately 32 preschool children, and includes approximately 8 parent participants per day and two LTCC faculty. Since the LTUSD facilities currently used for the TPNS would be retired, no significant increase in pre-school capacity would occur. Development of the ELC would be served by new utility connections and an expanded parking area; however, these improvements would not induce growth elsewhere in the community. Since the proposed action relocates an existing use to another location without resulting in increased capacity, and since the existing facilities housing TPNS would be retired and not used to expand other services, no significant population growth would be associated with the ELC.

The TCP/THP addresses tree removal in four locations within the LTCC campus, and the removal of the trees would not result in unplanned population growth. One of these areas is the proposed ELC and the remaining three are in other areas of potential future campus growth under the Facilities Master Plan. New campus facilities may include student residential housing units; however, such uses have not been planned, proposed, or designed at this time. If student residences are proposed in the future, such projects would be required to be evaluated under CEQA based on the specific proposal, and any impacts identified in future environmental analysis would need to be mitigated. The FMP includes student housing to address future student population growth and existing student need for housing in the area. Consideration of housing in the future would be conducted under the Facilities Master Plan and planned campus growth.

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

3.3.14-2. Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (CEQA XIVb)

There is no housing on the LTCC property and no housing removal is proposed under the ELC or the TCP/THP. The ELC and TCP/THP would not result in an increase in population to necessitate the creation of new housing. Since no housing would be removed, no replacement housing is needed. The existing TPNS facility on the LTUSD property is a portable educational facility not used for housing, which would be retired with development of the ELC.

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

3.3.15 Public Services

This section presents the analyses for potential impacts to public services. Table 19 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

Fire protection is primarily provided by the City of South Lake Tahoe Fire Rescue, although a small portion of the southern Project area is within the service boundary of the Lake Valley Fire Protection District. South Lake Tahoe Fire Rescue provides emergency medical service and fire protection service to approximately 22,000 residents in a 16.6 mile area. They operate three fire stations in the City at Fire Station One, Fire Station Two, and Fire Station Three, and their equipment includes a ladder truck, two engines, a reserve engine, two brush trucks, medic trucks, a squad truck and battalion vehicle. Currently, the Department operates with eight personnel on duty within the City (Meston, 2018). A new ladder truck with a maximum reach of 100 feet for rescue and master stream use will be available in 2020 (Drennan, 2020). Fire Station One is located at 1952 Ski Run Blvd. and includes a paramedic engine, battalion truck, and brush truck. Station One serves the LTCC and has three personnel on duty 24 hours per day, seven days a week. The average response time from this station is five minutes and 24 seconds (personal communication, Jeff Meston, October 17, 2016). Fire Station Two is located at 2951 Lake Tahoe Blvd. and includes two medic vehicles, each staffed by two emergency medical technicians. Fire Station Three is located at 2101 Lake Tahoe Blvd. and includes a paramedic engine, a brush truck, and squad vehicle. (www.cityofslt.us, Accessed April 13, 2020)

Lake Valley Fire Protection District serves the southernmost portion of the Project area near Black Bart Ave. and Meadow Crest Drive. There are 28 personnel with the District and the District operates a Joint Powers Authority with the City of South Lake Tahoe. The District covers 86 square miles and runs approximately 1,400 calls a year. The District operates out of Station 7 (2211 Keetak Street), Station 6 (1286 Golden Bear Trail), and Volunteer Station 5 (1009 Boulder Mountain Ct.). (http://www.lakevalleyfire.org, Accessed April 13, 2020).

The City of South Lake Tahoe provides primary law enforcement services to the Project area, including 911 services, crisis negotiation, detectives, gang enforcement, K-9, SWAT and other field and administrative operations. The Police Department has a jurisdictional area of 13 square miles, including portions of the lake. The Police Department is located at 1352 Johnson Blvd., and is across Al Tahoe Blvd. from the northern portion of the LTCC campus. It should be noted that the El Dorado County Sheriff's Office is located adjacent to the Police Department at 1360 Johnson Boulevard. Jail facilities managed by the El Dorado County Sheriff's Department are located at 1051 Al Tahoe Boulevard. The jail is a Type II facility and may house both pre-sentenced and post-sentenced male and female defendants. The jail has a capacity of 158 beds.

The California Highway Patrol (CHP) Valley Division, which consists of the greater Sacramento area and the Sierra Nevada foothills to the west, is responsible for all traffic related incidents and assists the El Dorado County Sheriff's Department when necessary. The CHP area office is located at 2063 Hopi Avenue in Meyers. The Valley Division oversees four major highways and miles of county roads in the Region including US Highway 50 and SR 89.

On-campus daily security is operated by LTCC, which also currently includes swing and graveyard shifts. LTCC contracts private security officers to patrol the campus during hours of closure, seven nights a week, according to the LTCC 2019 Annual Security Report. This service is funded by the College and is not associated with City of South Lake Tahoe Police operations. The 2019 Annual Security Report indicated two petty larceny/theft events occurred on campus between 2017 and 2019, and no other crimes occurred in that period. In the past five years, the number of incidents ranged from zero (2014, 2017, and

2018) to 2 (2016 and 2019) per year between 2014 and 2019 for a total of five incidents in five years. Most incidents (2) were classified as petty theft followed burglary (2), and one case of aggravated assault (1). One arrest was made in the assault with a deadly weapon against an employee case in 2016 and one arrest was made in regard to petty larceny/theft in 2019.

The Project area is served by the Lake Tahoe Unified School District, which operates the South Tahoe High School, South Tahoe Middle School, Tahoe Valley Elementary School, Sierra House Elementary School, Lake Tahoe Environmental Science Magnet School, Bijou Community School, Independent Learning Academy, and Mt. Tallac Continuation High School. South Tahoe Middle School is located near LTCC at Al Tahoe Blvd. and currently houses the TPNS in portable structures that would be retired once TPNS relocates to LTCC. Sierra House Elementary is located south of the LTCC. In 1996, District enrollment was nearly 6,000 students; however, enrollment has steadily declined over the past 15 years, to a total enrollment of roughly 3,800 students in 2019 (see Table 20) with enrollment in the elementary schools declining by approximately 200 students since 2015 and enrollment in the middle and high school increasing by approximately 200 students since 2015 (2019-20 School Accountability Report Cards). Currently, there is adequate capacity for additional students.

Table 20

Tahoe Area K-12 Current School Enrollment

School	Grades	Enrollment 2019
Bijou Community School	K-5	563
Sierra House Elementary	K-5	467
LTESMS	K-5	376
Tahoe Valley Elementary School	K-5	401
South Tahoe Middle School	6-8	918
South Tahoe High School	9-12	1,082
Total		**3,800**

Source: Lake Tahoe Unified School District, 2019

The LTCC Library is located near the existing parking lot and main building and operates Monday through Friday from 8 a.m. to 7 p.m. (4 p.m. on Friday). LTCC students have access to an online library account. The 27,000 square-foot library offers various types of media, digital archives, research and writing tools, podcasts, computing and printing services, meeting rooms, and other services, and has an adjoining art gallery.

The South Lake Tahoe Library is located at 1000 Rufus Allen Blvd. in South Lake Tahoe and operates Tuesdays through Saturdays. The library offers books of various types, e-books, various types of media, meeting room, and access to computer, printing, and copying services.

The U.S. Post Office is located adjacent to the northern portion of the LTCC property at 1046 Al Tahoe Blvd. The U.S. Forest Service Office is located on the LTCC property, near the entrance on College Drive.

Table 19: Public Services				
CEQA Environmental Checklist Item	**Potentially Significant Impact**	**Less Than Significant with Mitigation Measures**	**Less Than Significant Impact**	**No Impact**
3.3.15-1. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			**X**	
Police protection?			**X**	
Schools?			**X**	
Parks?			**X**	
Other public facilities? (CEQA XVa)			**X**	

3.3.15-1. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection? Police protection? Schools? Parks? Other public facilities? (CEQA XVa)

Implementation of selective tree removal under the TCP/THP would not result in impacts on government services or facilities. Future development within the area addressed by the TCP/THP would be required to be specifically analyzed for impacts once those facilities are planned, proposed, and designed.

LTCC contracts private security officers to patrol the campus during hours of closure, seven nights a week, and has a very low incidence of crime. This service is funded by the College and is not associated with City of South Lake Tahoe Police operations. Increased patrols by the security service with the addition of the ELC would alleviate new demand on City Police. The relocation of approximately 40 persons from the TPNS facility at LTUSD to the ELC at LTCC would increase the potential demand for law enforcement service, however, due to low crime rates on campus and since the ELC relocates existing operations from the current, nearby location, the increase in demand for law enforcement services and proximity of services to the campus indicate that a significant increase in demand is unlikely to occur. Funding generated by the new campus facilities would support continued operation of law enforcement services and the demand for service would not result in a need for additional or expanded law enforcement facilities. LTCC has communicated with South Lake Tahoe Police regarding proposed campus improvements and the ELC would not interfere with police protection operations such that new facilities would need to be constructed or their ability to meet service ratios.

The development of an additional structure on campus would increase the demand for fire protection services; however, the ELC would be equipped with structural fire safety sprinklers and includes improvements to the fire department connection system to ensure that the ELC has adequate fire protection. The ELC structure is designed to meet current California State Fire Code requirements and has

been approved by the Division of the State Architect. In addition, design would be reviewed by South Lake Tahoe Fire Rescue prior to release of building permits to ensure the appropriate code measures are followed and adequate protection is included within the building, including extinguisher locations, sprinkler systems, alarm systems, and other designs. LTCC has communicated with South Lake Tahoe Fire Rescue regarding proposed campus improvements and the ELC would not interfere with fire protection operations such that new facilities would need to be constructed or their ability to meet service ratios.

The LTCC FMP included a new emergency evacuation route under the California Division of State Architect permit with installation of an electronic gate to replace the existing locked gate from the adjacent STPUD property. Any fire access roadways or use of the Greenway Trail would be required to meet the minimum Lake Tahoe Fire Protection District Standards for fire access roadways during both Project construction and implementation. Implementation of permit conditions included in the permit issued by the California Division of State Architect, such as a Fire Suppression and Management Plan for the Project area that addresses building materials and designs, fire protection systems in buildings, landscaping, fire flows to hydrants, emergency vehicle access routes and turnarounds, and vegetation treatments in the Project area to ensure compliance with the most recent CBC Chapter 7, PRC §4290-§4291, and other applicable state and local codes ensures that the Project will meet existing levels of fire protection service and compliance with existing state and local fire protection standards for any development associated with the LTCC.

The Lake Tahoe Unified School District (LTUSD) serves a 10.1 square mile area that includes the LTCC area and the entire City of South Lake Tahoe. LTUSD operates eight schools, but has had to close schools in the recent past due to declining enrollment. Given the current facilities and stagnant enrollment, LTUSD is not experiencing any capacity issues and does not expect any such issue to occur in the future. Expansion of the LTCC campus to include the ELC would not have a large effect on school enrollment in grades K through 12. Approximately 36% of the LTCC campus-based students are age 24 or younger, and nearly 20% are above age 50; and much of the school population consists of local residents, with 62% of on-campus students originating in El Dorado County, and another 4% in Douglas County, NV. A number of students originate from other California counties outside the Tahoe Basin; however, the percent of out of area students who may also have school age children relocating to the area is very low. Children attending TPNS would eventually enroll in LTUSD schools; however, as residents of the area, and with only 32 children participating in the program annually, their enrollment in area schools would not exceed the existing capacity. With local school enrollment declines over the past several years, additional capacity for children whose parents attend or work at LTCC would not exceed capacity or strain resources. Since the TPNS facilities at the LTUSD site would be retired once the TPNS is relocated to the LTCC campus, no additional capacity would be created.

Expansion of facilities provides for additional educational capacity and services provided by the community college system. One of the purposes of the project is to integrate and align the LTCC objectives with those of the Lake Tahoe Unified School District. Since the Lake Tahoe Unified School District and LTCC partner to jointly utilize facilities and provide higher educational opportunities, expansion of facilities and programs at LTCC would have a beneficial impact.

See the analysis in Question 3.3.16-1, for parks and recreation impacts. With existing on campus library service and recreation uses, the ELC will not significantly affect City Library or Recreation services. Government offices and services would not be significantly affected by the operation of the ELC and the relocation of TPNS operations from the LTUSD campus to the LTCC campus. The shift in operational location would not increase demand for those services.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.16 Recreation

This section presents the analyses for potential impacts to recreation. Table 21 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

The LTCC campus is located north of the Greenway shared-use trail and the Community Play Consortium Fields, east of the Trout Creek Environmental Study Area managed by the CTC, and west of Bijou Community Park. LTCC District and the City of South Lake Tahoe established the Community Play Consortium, which is a Joint Power Authority that maintains, improves, and jointly administers real property and recreational facilities available to the Lake Tahoe public. According to the South Lake Tahoe Parks, Trails, and Recreation Master Plan, the City of South Lake Tahoe and El Dorado County provide approximately 180 acres of park land in the area. The City manages developed parks such as Bijou Park and the Community Play Fields near the LTCC campus, bike trails, natural areas, school athletic fields, and other areas such as landscaped areas and retention basins. The natural setting of the campus provides both developed and undeveloped recreational opportunities. The theatre and performing arts building provide a social center for the community. The 192-seat black box Duke Theatre is used for plays, musicals, and musical/choir performances, and has a capacity of 269 seats when additional seating is added. A Physical Education Center is located on campus, as well as a large multi-use (soccer) sports field that is shared by the LTCC and the City of South Lake Tahoe within the Joint Powers Authority. The 24,947 square foot Physical Education Center includes a gymnasium, dance studio, and fitness education center. Recently the soccer field has been renovated with new turf, accessible pathways and bleachers, followed by construction of two new turf multi-purpose fields. LTCC also provides areas for other types of recreation, such as various types of trails, a demonstration garden, and other passive recreation. The demonstration garden includes an amphitheater, the Ledbetter Terrace, which can be used for special events for up to 150 people, and many gardening symposiums and workshops are offered to the community at the LTCC garden. Bike trails on site can be used as cross-country ski trails in the winter and interpretive trails provide access to areas of cultural or biological interest.

The South Lake Tahoe Area is a major recreation destination, with a variety of opportunities including alpine and Nordic skiing, water sports, hiking, beaches, camping, mountain biking, and many other types of recreation. In addition to the ski facilities and recreation at Heavenly Mountain Resort, the City provides developed recreation for both residents and visitors at Bijou Community Park, Bonanza Park and Regan Beach. Bonanza Park is a one-acre neighborhood park with a grassy area, children's play area, basketball half court, and picnic tables. Bijou Community Park is located across from the LTCC campus on Al Tahoe Boulevard, and includes a skate park, bike park, basketball court, a dog park, volleyball courts, disc golf course, historic railroad exhibit, picnic facilities, and an open meadow. The Bijou Municipal Golf Course is adjacent to Bijou Community Park. A recreation and Swim Complex is located within the City, offering various classes and facilities open to the public. Also located along Al Tahoe Boulevard near LTCC, the South Tahoe Middle School provides the community with baseball/softball diamonds, a track and multi-purpose sports field, a gymnasium and other sports courts. Other recreational facilities in South Lake Tahoe include an ice arena, Lakeview Commons at El Dorado Beach, and the City's Campground by the Lake on Rufus Allen Blvd. In addition to developed recreational areas, there are numerous biking, hiking, and walking trails, as well as public open space areas for dispersed recreation.

Table 21: Recreation				
CEQA Environmental Checklist Item	**Potentially Significant Impact**	**Less Than Significant with Mitigation Measures**	**Less Than Significant Impact**	**No Impact**
3.3.16-1. 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? (CEQA XVIa)			**X**	
3.3.16-2. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (CEQA XVIa)			**X**	

3.3.16-1. 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? (CEQA XVIa)

Implementation of the TCP/THP would not affect recreational resources. Although selective tree removal may occur in the vicinity of the Community Play Fields near the LTCC Physical Education Center, no impact on facility use or demand would occur.

Development and operation of the ELC includes the development of associated outdoor play areas and playground facilities; therefore, the ELC meets the demand for recreational facilities associated with ELC operations. The ELC would not increase the area population so as to cause an increase in demand for recreational resources. The TPNS currently operates out of facilities on the LTUSD property approximately 1 mile north of LTCC. Shifting operations from the LTUSD property to the LTCC campus would result in no increase in use of area parks or recreational facilities. It can be expected that the current demand level would result with operation of the ELC, particularly since the ELC includes its own recreation facilities. No significant impact would occur.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.16-2. Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (CEQA XVIb)

As described in the project description, the ELC includes indoor and outdoor play areas, including an outdoor playground. The playground would include an area with play bark, dirt trails through a natural landscape, a small sand pit, and an outdoor patio play area. Impacts associated with grading, coverage, land disturbance, and operation of the playground areas is included in each topic area of this environmental analysis. Since the recreational facilities associated with the ELC would be limited in use

to TPNS/LTCC ELC participants, these facilities would not be available to the general public and would not result in environmental impacts associated with increased use by the community outside of the TPNS program. Since the playground facilities are strictly used only by TPNS, the playground facilities would not be subject to the Persons At One Time (PAOT) system of recreation allocations administered by TRPA.

The TCP/THP would not require the construction or expansion of recreational facilities or increase the demand on recreational facilities. Development of additional LTCC physical education facilities would require subsequent environmental review specific to such facilities once they are proposed and designed.

Environmental Analysis: *Less than Significant Impact*.

Required Mitigation: **None.**

3.3.17 Transportation

This section presents the analyses for potential impacts to transportation, traffic and circulation. Table 22 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

The LTCC campus is accessed through U.S. 50 to the north, Pioneer Trail to the south, Al Tahoe Boulevard to the east, and through College Drive/College Way that directly access the campus. US Highway 50 (US 50) is an east-west highway that passes through South Lake Tahoe and connects Sacramento, California to Carson City, Nevada and points beyond. Within the study area, US 50 generally runs northeast-southwest. Throughout the majority of South Lake Tahoe, US 50 is a four-lane roadway with a two-way left-turn lane. The segment of US 50 from the South Y to Stateline is also referred to as Lake Tahoe Boulevard, and is classified by the City of South Lake Tahoe as an arterial roadway. The speed limit on US 50 near the Project area is 40 miles per hour (mph). Pioneer Trail is a two-lane arterial roadway in South Lake Tahoe that provides an alternative route to US 50 between South Lake Tahoe and Meyers. The posted speed limit on Pioneer Trail varies from 30 to 45 mph. Al Tahoe Boulevard is a two-lane arterial roadway for the majority of its route and widens to four lanes at the north end between Johnson Boulevard and US Highway 50. Al Tahoe Boulevard intersects US 50 at its north end and Pioneer Trail at its south end. The posted speed limit on Al Tahoe Boulevard varies from 25 to 40 mph. College Avenue/College Way is a two-lane roadway that intersects Al Tahoe Boulevard in two locations (at Johnson Boulevard and the Bijou Park Entrance) and provides direct access to LTCC. The posted speed limit on College Avenue/College Way is 25 mph.

Alternative modes of transportation also serve the campus. The Greenway Shared-use Trail is located at the south end of the campus and connects to on-campus driveways and bike paths to allow bicycle traffic to further navigate into the campus. Another bike path connects the campus to the north from the existing bike path along Al Tahoe Boulevard at the north College Drive intersection, with a southerly connection to the Al Tahoe bike path at the south College Drive intersection. The campus is also served by Tahoe Transportation District transit routes 55 and 50 with an improved transit stop at the main campus building and a second transit stop on College Drive near the LTBMU office driveway.

Traffic studies were conducted in 2015 for the LTCC campus. The study found that area roadways operated at an acceptable LOS with P.M. peak movements operating worse than A.M. peak movements, but still within the LOS operating limits established in applicable transportation plans and policies. Likewise, traffic queuing analysis revealed no incidents of queue lengths exceeding storage capacity at area intersection during the A.M. peak period, but some incidents of excess queues at U.S. 50 and at Pioneer Trail intersections during the P.M. peak period.

Table 22: Transportation

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.3.17-1. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? (CEQA XVIIa)			**X**	

3.3.17-2. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (CEQA XVIIb)			**X**	
3.3.17-3. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (CEQA XVIIc)			**X**	
3.3.17-4. Result in inadequate emergency access? (CEQA XVIId)			**X**	

3.3.17-1. Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? (CEQA XVIIa)

The ELC project includes rerouting of the bike path currently located in the footprint of the ELC, rerouting walkways to accommodate the ELC or replace impervious surfacing with pervious surfacing, and adding 10 parking spaces to the existing parking area at the north end of the existing circular driveway to serve the ELC facility. Pedestrian, bicycle, and vehicular access would be retained and merely modified to allow for and/or serve the new structure. The rerouting of the bike path would cause the path alignment to jog over and across the STPUD easement north of the path's current crossing of the easement. From there, the path would reconnect with the access road to the CDC and ELC. The width of the driveway serving the CDC and ELC would remain in the same configuration (20-foot width), but 10 parking spaces, including one ADA-accessible parking space and one electric vehicle charging space, would be added at the north end of the turnaround/circular drive. Existing improved transit services on the LTCC campus would continue to operate, but no additional transit stops are proposed at the CDC and ELC driveway as there is not sufficient demand to warrant an additional stop at that location on campus. Since the campus would continue to provide a variety of accessibility options, development of the ELC would not conflict with a program, plan, or ordinance regarding circulation.

In addition, the ELC replaces an existing facility serving the TPNS on the LTUSD campus. Therefore, trips associated with the existing TPNS facility that would be retired would be relocated to the LTCC campus, approximately 1 mile south of the LTUSD campus. Trip generation associated with operation of the current TPNS program at the current LTUSD site would not change when operations are moved to the ELC. While it is likely a very high estimate given the descriptions of TPNS operations referenced below, an estimate of trip generation using the TRPA Trip Table (using Elementary School use since students are carpooled) follows:

1.89/student = 60.5
19.52/1,000 SF of GFA = 59.7
21.00/employee = 168
Total Trips = 288

The proposed 3,060 square foot ELC would house the Tahoe Parents Nursery School (TPNS) and LTCC early childhood education programs. TPNS is a co-op educational preschool program. Construction of the ELC will relocate TPNS operations from deteriorated portable classrooms located on nearby Lake Tahoe Unified School District (LTUSD) property located at U.S. 50 and Al Tahoe Boulevard approximately one mile north of LTCC. Because these existing LTUSD portables are not California Division of State Architect approved, it would be costly and unlikely that they will be repurposed by LTUSD for other uses. As is currently the practice, the approximately 32 students of the TPNS would be

carpooled to the proposed ELC by the 8 instructors/volunteer parents. For these reasons, travel patterns and change in existing trip generation would be negligible due to the proximity of the existing LTUSD facilities and proposed ELC at the LTCC campus.

The Bijou/Al Tahoe Community Plan, City General Plan, City Code, TRPA Linking Tahoe Regional Transportation Plan, TRPA Regional Plan, and TRPA Code of Ordinances contain traffic goals, policies, implementation measures, and mitigation requirements applicable to the project area. Performance levels are established through level of service (LOS) criteria, which is set at LOS C for rural recreation roads, and D on rural and urban developed roads and signalized intersections, and may be LOS E during peak hours in urban hours of less than four hours per day (TRPA Regional Plan Transportation Element Policy 4.6). Likewise, the standard in General Plan Policy TC-1.2 and Community Plan Transportation Element Policy 8.A is LOS D on all major, with up to 4 hours of LOS E acceptable during peak periods. Other policies seek to increase multi-modal and non-motorized travel, although there is no performance threshold for these policies. The Community Plan Transportation Element also addresses traffic flow improvements. Since the ELC does not propose changes to the community roadway system and since the traffic patterns would be essentially the same with the volume of traffic simply shifting down Al Tahoe Boulevard from the current location at the LTUSD campus, development and operation of the ELC would not conflict with these policies.

Tree removal addressed by the TCP/THP would not affect transportation plans or policies and would have no effect on area roadways. Future campus development of the areas in which selective tree removal has occurred would be subject to subsequent environmental documentation based on the proposed use and facility design. Future project-specific analysis would include mitigation measures and may include traffic studies if determined to be necessary for the future use that is proposed.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.17-2. Would the Project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (CEQA XVIIb)

The proposed project would not alter, revise or 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 congestion management agency for designated roads or highways.

TRPA is the designated Regional Transportation Planning Agency in the Lake Tahoe Region and has established Level of Service (LOS) standards for roadways and intersections and Vehicle Miles of Travel (VMT) standards. TRPA and TMPO administer regional programs to reduce Vehicle Miles Travelled (VMT) and achieve regional VMT standards in the region. The effect of daily trip generation is important as it relates to region-wide VMT. VMT is dependent on the origin and destination of persons traveling to and from uses within the TCAP boundary and the net increase in region-wide trips after accounting for transferred development. VMT is a measure of automobile travel within the transportation system, and an indicator of the degree of integration between the transportation system and planned uses (i.e., a lower VMT indicates greater beneficial integration of transportation systems and land uses to reduce personal vehicle travel). VMT is also a proxy for regional traffic congestion, as well as for air quality. TRPA adopted a VMT Threshold Standard of 2,067,600 VMT for air quality purposes, which represents a 10 percent reduction from the 1981 VMT level. The most recent estimate of annual VMT provided by TRPA is 1,937,070 (Linking Tahoe: Regional Transportation Plan, 2017).

Since the ELC would simply relocate an existing pre-school from the LTUSD campus to the LTCC campus approximately one mile south, and the current practice of carpooling students by parent participants would continue to occur, the VMT associated with this relocation is negligible and would

result in no measurable change in VMT. By locating the new facility on the LTCC, the ELC has the potential to decrease VMT as ELC students are children of LTCC parent/students and LTCC faculty operate the program; however, due to the proximity between the existing and new facilities, the potential decrease in VMT would be negligible. The existing TPNS facility on the LTUSD campus would be retired as it does not meet the Division of the State Architect standards, and no additional trips associated with re-use of the existing structure would occur. Therefore, potential impacts related to the VMT standard are considered to be less than significant.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.17-3. Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (CEQA XVIIc)

The Project does not propose to reconfigure the existing vehicle travel lanes on the campus and therefore does not increase hazards. The improvements in the CDC/ELC parking lot would not alter the existing 20-foot wide travel lane width or location. The placement of ten additional parking spaces would not extend into the travel way or otherwise create a circulation hazard. The reconfiguration of the bike path adjacent to the ELC site would also not result in hazardous design features. The bike path would jog further east crossing the STPUD utility easement at a point further north than the existing crossing. From there, the path would continue south and would connect to the east side of the CDC/ELC parking lot, resulting in no increase in bicycle hazards. Development of the ELC is a compatible use and similar to the existing CDC, with no significant increase in traffic.

Implementation of tree removal under the TCP/THP would not result in the changes to existing roadway features and tree removal would be conducted so that no equipment is placed within the travel way to cause a traffic hazard. Future uses developed in the areas where the TCP/THP tree removal has occurred would be evaluated in the future for environmental impacts specific to the proposed use and design. Since other uses are not currently proposed or designed, they will be evaluated at the time those proposals are submitted.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.17-4. Would the Project result in inadequate emergency access? (CEQA XVIId)

See discussion and analysis for Question 3.3.9-6 that concludes that implementation of the project will not impact emergency evacuation plans or access. The Project proposes a new childcare facility located adjacent to the existing Child Development Center (CDC) at the north end of the cluster of campus buildings. The existing drive aisle serving the CDC and turnaround area would maintain the existing 20-foot wide drive aisle and turn around configuration; however, additional parking would be provided at the north end of the turnaround, but is designed to not interfere with and maintain the existing drive-aisle dimensions. The project also proposes to re-route a portion of the existing bike path. Although portions of the CDC parking area and bike path would be closed during construction, this closure would not affect existing emergency evacuation routes. The ELC does not affect the LTCC emergency evacuation plan as it results in no significant roadway alterations and no access limits within the turnaround area serving only the CDC and ELC would occur once construction is complete. Likewise, selective hand felling of trees on campus under the TCP/THP would not interfere with emergency evacuation or response. No road closures are proposed for tree removal.

Under the California Division of State Architect permit LTCC evacuation route improvements associated with the Facilities Master Plan included installation of an electronic gate to replace an existing locked gate at the South Lake Tahoe Public Utility District property. Although U.S. 50 and Pioneer Trail are area evacuation routes, this project would not affect those roadways and does not affect College Drive, the primary evacuation route for the LTCC.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.18 Tribal Cultural Resources

This section presents the analyses for potential impacts to tribal cultural resources, discussing the Project impacts on tribal cultural resources related to the disturbance of Native American/traditional heritage resources. Table 23 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

During the LTCC Facilities Master Plan analysis, area tribes were contacted under AB 52 to determine if cultural resources were present on the LTCC campus. In compliance with AB 52, letters were sent to the Native American Heritage Commission, and the Washoe Tribe on June 1, 2016 with information regarding the LTCC FMP EIR and requesting additional information regarding the Proposed Project and Project area. The Washoe Tribe provided a written response on July 6, 2016, and identified a bedrock mortar cultural resource site near Trout Creek. The letter also requested to review cultural resources documentation for the Project and offer comments (Cruz, 2016).

Table 23: Tribal Cultural Resources

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Has a California Native American Tribe requested consultation in accordance with Public Resources Code section 21080.3.1(b)? Yes: X No:				
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:				
3.3.18-1. 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)? (CEQA XVIIIa)				**X**
3.3.18-2. 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (CEQA XVIIIb)				**X**

3.3.18-1. Would the Project cause a substantial adverse change in the significance of a tribal cultural resource 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)? (CEQA XVIIIa)?

The proposed ELC and TCP/THP do not alter regulations pertaining to cultural resources and do not propose activity in the vicinity of tribal cultural resources. There is no evidence of intact, potentially significant Washoe cultural sites within the ELC project area or the areas affected by the TCP/THP.

As required for the TCP/THP review, letters were sent to area tribes on April 20, 2020. To date, no response has been received from the tribes. It should be noted that the Washoe Tribe of Nevada and California was contacted on June 1, 2016 for the Facilities Master Plan. The Washoe Tribe provided a written response on July 6, 2016, and identified a bedrock mortar cultural resource site near Trout Creek. The letter also requested to review cultural resources documentation for the Project and offer comments (Cruz, 2016). The current ELC and TCP/THP actions do not propose any development along Trout Creek and these areas are now managed by the CTC through a recent land exchange with the College.

Environmental Analysis: *No Impact*.

Required Mitigation: **None**

3.3.18-2. Would the Project cause a substantial adverse change in the significance of a tribal cultural 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.* (CEQA XVIIIb)

See discussion and analysis for Question 3.3.18-1 above. The ELC and TCP/THP project areas are located outside of these resource areas and would not affect the significance or use of the tribal cultural resources.

Environmental Analysis: *No Impact*.

Required Mitigation: **None**

3.3.19 Utilities and Service Systems

This section presents the analysis for potential impacts to utilities and service systems. Table 24 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

The South Tahoe Public Utility District (STPUD) provides water service to the LTCC. Serving over 14,000 residential and commercial water connection sites within its 27,000-acre service area, STPUD operates 14 active supply wells and two standby wells and distributes water through 320 miles of potable water pipe. Relying solely on groundwater wells, the current demand is 5,240 acre-feet per year (AFY) and the total maximum allocation for STPUD is 9,528 AFY. Current volume of pumped groundwater is approximately 5,240 AFY. STPUD operates 23 storage tanks with an operational storage capacity of 9 million gallons, and 16 booster pump stations with a pumping capacity of 7.019 gallons per minute, according to the STPUD 2010 and 2015 Urban Water Management Plans (UWMP) (STPUD 2011, STPUD 2016). In addition, LTCC partners with STPUD to educate the public in garden and landscape water conservation at the campus demonstration garden. (http://www.stpud.us, Accessed May 18, 2016), and promotes both residential and commercial water conservation.

According to the 2015 UWMP, water deliveries in 2015 totaled 5,241 AFY, which was a decrease from 5,920 AFY in 2010, and deliveries are projected to increase to 6,019 AFY by 2020, and 6,373 AFY in 2035 due to fluctuations in population, improvements in conservation, and changes in the plumbing code. STPUD has no plans to sell water to other agencies in the future. Water supplies are expected to remain at 9,528 acre-feet per year into the future (2035). In a letter dated October 16, 2019, STPUD provided water flow estimates taken between the fire hydrant between College Drive and Al Tahoe Blvd, north of the proposed ELC, and the hydrant at the south end of campus, and found an estimated static water pressure range between 61 to 100 psi at the proposed ELC connection point. LTCC is identified by STPUD to be a parcel with sufficient hydrant access. There is an existing hydrant located adjacent to the CDC parking lot.

The STPUD utility easement runs through the eastern portion of the campus from Meadow Crest Drive, through the parking lot, north to Al Tahoe Blvd, running immediately east of the proposed ELC. Within this easement is a 12-inch water main that serves the LTCC. A six-inch gravity main currently provides sewer connection to LTCC (John Thiel, May 20, 2016). Within the easement, there is a 16-inch and a 12-inch sanitary sewer force main immediately east of the proposed ELC.

STPUD also provides wastewater service to the LTCC campus and operates a treatment plan on Meadow Crest Drive adjacent to the southern portion of the LTCC campus. The STPUD sewer collection system consists of 330 miles of sewer lines, 42 lift stations, and 17,000 connections. Sewage is transported to the treatment plant near the Project area, which has an average flow of 4.5 million gallons per day and capacity of 7.7 million gallons per day. Approximately 1.8 billion gallons are treated annually. Treated wastewater is exported to Alpine County. (http://www.stpud.us, Accessed May 18, 2016).

Solid waste service is provided by South Tahoe Refuse and Recycling, which serves residential and commercial customers in South Lake Tahoe. South Tahoe Refuse operates a recycling buyback center, a transfer station and materials recovery facility, resource recovery facility, and household hazardous waste facility. The Materials Recovery Facility sorts larger recyclables, while the Resource Recovery Facility recycles wood and green waste. In addition, South Tahoe Refuse has established the Blue Bag recycling program at homes and area schools. Over 100,000 tons of waste is collected annually from businesses and residences. Approximately 63% of wastes are currently recycled by South Tahoe Refuse, with the remainder sent to the landfill on a daily basis. (http://www.southtahoerefuse.com, accessed May 18, 2016) Solid waste is disposed of at the Lockwood Regional Landfill in Sparks, Nevada. This landfill has a total

capacity of approximately 302 million cubic yards as a result of recent expansion, currently contains 32.8 million cubic yards of waste and is not expected to reach capacity for over 100 years, with implementation of approved expansions (NDEP, 2013 and Washoe County, 2016).

The City of South Lake Tahoe Public Works Department currently operates stormwater drainage facilities on the LTCC campus and surrounding roadways. Curb and gutter are located on both sides of Al Tahoe Blvd. along the campus frontage. Curb and gutter are also located along both sides of College Drive and the internal roadway circulation system on campus totaling over 11,960 linear feet. A 62 linear foot dirt-rock flowline channel, 18-inch drainage pipe, and a 40-inch by 24-inch concrete box drainage inlet exist along Al Tahoe Blvd. near the Community Ballfields. Near the intersection of Al Tahoe Blvd. and College Drive/Johnson Road there is an 87 linear foot dirt-rock flowline channel and 1 15-inch diameter drainpipe on the campus. Heading south on College Drive, there is a small drainpipe and two concrete drain inlets each measuring 40-inches by 24-inches. Further south on College Drive is another small drainpipe and two concrete drain inlets each measuring 40-inches by 24-inches leading to a 2-foot by 6-foot rock channel stormwater outfall. Near this facility within the area between College Drive and Al Tahoe Blvd. there is an 858 square foot swale, and 18-inch diameter drainpipe leading to two 78 linear-foot dirt-rock flowline channels. (City of South Lake Tahoe Public Works, 2016)

Communications services are provided by AT&T and cable/ internet services by Charter Spectrum. Communications infrastructure is located underground and serves each LTCC facility based on type and use of the facility.

Table 24: Utilities and Service Systems

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.3.19-1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (CEQA XIXa)			**X**	
3.3.19-2. Have sufficient water supplies available to serve the and reasonably foreseeable future development during normal, dry, and multiple dry years? (CEQA XIXb)			**X**	
3.3.19-3. Result in a determination by the wastewater treatment provider that 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? (CEQA XIXc)			**X**	

3.3.19-4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (CEQA XIXd)			**X**	
3.3.19-5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (CEQA XIXe)				**X**

3.3.19-1. Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (CEQA XIXa)

Selective tree removal under the TCP/THP would not require any expansion of services or new utility connections. The ELC would require new connections to the services currently on the campus, including underground water, sewer, electricity, natural gas, and communications lines. Since the ELC captures runoff onsite through a series of basins and outfalls, no impact on the City stormwater system would occur. The ELC would connect to the existing systems located near the CDC through extensions to these connections. In the South Tahoe Public Utility District, existing average wastewater flow rates are little more than half of the total export capacity (see Table 25 below). The increase in demand on campus from the operation of the ELC would not be significant so as to cause a demand that could not be met solely through connection to the existing infrastructure STPUD requirements for sewer connection have been included in the site plans for the ELC and include a connection to the sewer system through 2-inch force main and 4-inch sewer line. A new manhole and sewer cleanout would also be constructed at the connection to the existing sewer line at the CDC.

New 1.5-inch, 2-inch, and 6-inch water lines would also be constructed. These lines would provide water connection for the ELC but would also bolster the fire suppression services. The ELC would also be equipped with a fire suppression sprinkler system and fire department connection assembly (connection, valve assembly, post indicator, and utility box serving the fire service line and the fire sprinkler service. The new water connection would include a water meter and backflow assemblies. The water service system would connect directly to the 12-inch water main located immediately east of the ELC building.

Table 25: Average Flow Rates and Total Capacity

Export District	Average Flow (mgd)	Total Capacity (mgd)	Average Remaining Capacity (mgd)
South Tahoe Public Utility District	4.0	7.7	3.7

Source: STPUD 2015

As discussed in the project description, the project includes five drainage basins to collect runoff from new impervious surfaces. Each basin would have the capacity to handle more cubic feet of runoff than would occur from onsite runoff to allow for additional capacity during large storm events. The project area is divided into four drainage sheds and the basins and conveyance pipelines proposed for the project

address runoff generated in each area. Since runoff is addressed onsite through these proposed facilities, no increased demand on the City stormwater system would occur.

The ELC will also require electrical and natural gas service to power the facility, including the proposed kitchen. The ELC would be equipped with energy efficient fixtures, and would connect to the existing energy and telecommunications systems that currently serve the LTCC CDC. Natural Gas service was recently improved in 2017 with the abandonment of the 2-inch main lane that was replaced by a new 4-inch main line on the TLCC campus from Al Tahoe along College Way to the Main Building and around the Theater. Liberty Energy is currently improving the electrical system serving the campus with a new line from the main in Al Tahoe Boulevard to the new mobility hub. The ELC includes a kitchen, workspaces, and bathrooms within a 3,000 square foot structure. With approximately 32 pre-school students, 9 parent/teachers and two LTCC faculty, operating only in the mornings during the fall through spring school-year, the demand on electrical, natural gas, or telecommunications systems would be low. The design engineer for the ELC project has received correspondence from Liberty Utilities and Southwest Gas that there is adequate electrical and gas service to serve the ELC from existing infrastructure with no need for infrastructure improvements or expansion (Peters Engineering, 2020).

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.19-2. Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? (CEQA XIXb)

As discussed above, the ELC would operate in the mornings during the fall through spring school year. STPUD has adequate water supplies to serve the ELC, which would construct connecting infrastructure, water meters, and improvements to ensure adequate fire suppression service. In addition, water used at the existing TPNS facility on the LTUSD campus would no longer be consumed at that location, making the overall increase in water consumption quantity at the new facility less than significant. Thus, it is reasonable to assume that sufficient capacity would be available to accommodate the ELC.

Furthermore, LTCC is required to demonstrate the availability of adequate water quantity and quality for both domestic consumption and fire protection prior to project approval. This is demonstrated at a project-level through the acquisition of a Will Serve Letter from the applicable water purveyor and is required per the State Architect. The design engineer for the ELC project has received correspondence from STPUD that there is adequate water volume and pressure for both domestic and fire sprinkler systems to serve the ELC from existing infrastructure with no need for infrastructure expansion (Peters Engineering, 2020).

Environmental Analysis: *Less than Significant Impact*.

Required Mitigation: **None.**

3.3.19-3. Would the Project 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? (CEQA XIXc)

Tree removal under the TCP/THP would not result in an impact to wastewater treatment or service. STPUD provided direction to LTCC regarding the proposed service connection for the ELC. The ELC would connect to the existing STPUD sewer system on campus. A new 4-inch diameter sewer line would connect the ELC to a proposed sanitary sewer lift station per STPUD requirements. The lift station would connect to a 2-inch force main located beneath the ELC walkways and parking lot until reaching a manhole to the connection to the existing 4-inch sewer pipe. A new sewer cleanout would also be

constructed at the connection. There is adequate capacity to serve the proposed ELC. The design engineer for the ELC project has received correspondence from STPUD that there is adequate sewer capacity from existing infrastructure with no need for infrastructure expansion (Peters Engineering, 2020).

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

3.3.19-4. Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (CEQA XIXd)

South Tahoe Refuse (STR) is under contract with the City to collect solid waste from area households and businesses as well as to process and transfer all solid waste for disposal or recycling. STR's main facility, which consists of a transfer station and materials recovery facility located at the transfer station, has a total permitted capacity of 370 tons per day, but currently receives approximately 275 tons per day. The remaining capacity of 95 tons per day is sufficient to serve the proposed ELC. Since the ELC relocates an existing use (TPNS) approximately 1 mile south of its current location to the LTCC campus, which is also within City limits, no substantial increase in solid waste generation would occur. Although the new facility would house additional services related to the early childhood education, the volume of solid waste generated above the current levels generated by the TPNS at the LTUSD site would be negligible. In addition, construction of the ELC is not expected to generate solid waste that would not be recycled either onsite or through concrete or asphalt recycling systems. Grading would be balanced onsite as well.

Selective tree removal under the TCP/THP would not generate excess solid waste. Felled trees would be removed from the site for reuse and debris would be reused for mulch and landscaping. Therefore, the tree removal would not produce solid waste.

Both the STR main facility and the Lockwood Regional Landfill have sufficient capacity to manage additional growth. Therefore, this impact is considered to be less than significant.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.19-5. Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (CEQA XIXe)

The Lockwood Regional Landfill receives solid waste generated within the City and has sufficient capacity to serve the needs as discussed in 3.3.19-4 above. Existing resource recovery operations provide recycling of various materials, including green waste and construction material, which further reduces the quantity of waste sent to the landfill pursuant to state law. Since the ELC would relocate the existing TPNS to the LTCC campus, a significant increase in solid waste generation would not occur as operations would simply shift from one location to another without a substantial increase in TPNS capacity. Selective tree removal under the TCP/THP would also comply with management and reduction statutes and regulations. The downed woody material would be repurposed and reused as mulch or other wood products and would not be sent to a landfill. Thus, the project complies with federal, state, and local statutes and regulations related to solid waste.

Environmental Analysis: *No Impact.*

Required Mitigation: **None**.

3.3.20 Wildfire

This section presents the analysis for potential impacts related to wildfire. Table 26 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Environmental Setting

The project area is located entirely within the very high fire hazard severity zone as mapped by CAL FIRE in 2008 (https://osfm.fire.ca.gov/media/5788/south_lake_tahoe.pdf). U.S. 50 and Pioneer Trail, located on each end of Al Tahoe Blvd. are primary evacuation routes for the South Lake Tahoe area.

Table 26: Wildfire

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Is the Project located in or near state responsibility areas or lands classified as high fire hazard severity zones? Yes: X No:				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
3.3.20-1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (CEQA XXa)			**X**	
3.3.20-2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (CEQA XXb)			**X**	
3.3.20-3. Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (CEQA XXc)			**X**	
3.3.20-4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (CEQA XXd)				**X**

3.3.20-1. Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan? (CEQA XXa)

The Project proposes a new childcare facility located adjacent to the existing Child Development Center (CDC) at the north end of the cluster of campus buildings. The existing drive aisle serving the CDC and turnaround area would maintain the existing 20-foot wide drive aisle and turn around configuration; however, additional parking would be provided at the north end of the turnaround, but is designed to not interfere with and maintain the existing drive-aisle dimensions. The project also proposes to re-route a portion of the existing bike path. Although portions of the CDC parking area and bike path would be closed during construction, this closure would not affect existing emergency evacuation routes. The ELC does not affect the LTCC emergency evacuation plan as it results in no significant roadway alterations, and no access limits within the turnaround area serving only the CDC and ELC would occur once construction is complete.

LTCC evacuation route improvements planned under the Facilities Master Plan include installation of a proposed electronic gate to replace an existing locked gate at the south end of the campus at the border with the South Lake Tahoe Public Utility District property. The addition of a electronic gate at this location would improve future evacuation procedures in the event of an emergency. Although U.S. 50 and Pioneer Trail are area evacuation routes, this project would not affect those roadways and does not affect College Drive, the primary evacuation route for the LTCC.

Removal of trees under the TCP/THP would not impair emergency access or evacuation and would contribute to a risk reduction. Trees would be hand felled and removed from the site.

Fire extinguishers are onsite during construction and tree removal actions. Likewise, a new fire control assembly is proposed just north of the existing hydrant at the CDC parking lot and the ELC would be equipped with a building fire sprinkler service.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.20-2. Due to slope, prevailing winds, and other factors, would the Project exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (CEQA XXb)

As discussed above, the ELC and TCP/THP would not increase wildfire risk. The ELC has been reviewed and approved by the Division of the State Architect, including the Fire and Life Safety Site Conditions Submittal. Removal of trees would reduce wildfire potential in the area and would increase spacing between trees to slow wildfire spread. Increased onsite coverage would not exacerbate wildfire risk. The ELC would be equipped with sprinklers per State Architect requirements and improved fire hydrant facilities are proposed near the CDC/ELC turnaround and parking area to further ensure adequate fire-fighting capability is present. The LTCC campus is relatively flat and does not pose an increased risk of wildfire spread as a result of substantial slope or difficult terrain. With access from College Drive as well as from the south at the STPUD gate, the campus is easily accessed and does not present an increased risk.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**.

3.3.20-3. Would the Project require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (CEQA XXc)

The LTCC campus is currently partially developed and includes roadway infrastructure, bike paths, walkways, dirt paths, utility lines, fire hydrants, and other infrastructure. The ELC project proposes to realign or improve the existing parking lot serving the CDC and realign bike paths and walkways to accommodate the proposed ELC structure. The ELC also includes new utility connections to existing lines in the area, including an improved fire department connection assembly and fire protection sprinkler system for the ELC. New overhead power lines are not proposed, but the ELC would connect to underground lines serving the campus. New roads, fire breaks, or utility mains are not proposed. In addition, tree removal under the TCP/THP would not require new infrastructure. Selective tree removal would occur to accommodate new campus facilities. One of the areas addressed by the TCP/THP would accommodate a new public safety center as the need for such a facility arises in the future. With selective tree removal proposed for future campus development, the fire risk would not be exacerbated.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.20-4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (CEQA XXd)

See discussion and analysis for Questions 3.3.7-1 and 3.3.10-3 above. As discussed above, the LTCC campus is relatively flat. Downstream flooding or landslides following a fire would not occur. The ELC Project and TCP/THP would not adversely affect wildfire risk.

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

3.3.21 Mandatory Findings of Significance

This section presents the analyses for mandatory findings of significance. Table 27 identifies the applicable impacts, anticipated level of impact, and whether mitigation measures are required to reduce impacts to a less than significant level.

Table 27: Mandatory Findings of Significance

CEQA Environmental Checklist Item	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
3.3.21-1. 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, substantially reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory? (CEQA XXIa)		**X**		
3.3.21-2. 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)? (CEQA XXIb)			**X**	
3.3.21-3. Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (CEQA XXIc)			**X**	

3.3.21-1. 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, substantially reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory? (CEQA XXIa)

Fish and Aquatic Habitat

The ELC and TCP/THP result in no changes to Trout Creek or drainage to Trout Creek or its surrounding riparian area and no impact would occur.

Rare, Threatened, or Endangered Species and Communities

There are no rare, threatened, or endangered species or communities within the ELC or TCP/THP areas of the LTCC campus. Species that use the riparian area and Trout Creek corridor would not be affected by the project as no changes to those habitats are proposed. Implementation of Mitigation Measure BIO-1 ensures the protection of migratory bird and raptor species that may be present in the area.

Cultural, Historical, and Archeological Resources

There are no cultural, historical or archeological resources within the vicinity of the ELC. Portions of the historic Lake Valley Railroad alignment cut through the campus and have been previously modified through campus development. Portions of two areas within the TCP/THP would be located within the vicinity of the railroad alignment; however, tree removal within the alignment would not alter the resource. Future development of campus facilities within areas of felled trees would be required to prepare subsequent environmental analysis to determine if those future facilities would affect the resource and would be based on the specific projects and designs proposed.

Environmental Analysis: *Less than Significant Impact with Mitigation*.

Required Mitigation: **BIO-1: Active Raptor and Migratory Bird Nest Site Protection Program**.

3.3.21-2. 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)? (CEQA XXIb)

LTCC prepared a Facilities Master Plan which included new campus facilities and expanded programs, including the ELC. Other facilities considered in the Master Plan include student housing, expansion of physical education facilities, and a new safety center and safety training facilities. Other probable future projects in the south shore vicinity include Area Plan amendments, the US 50 South Shore Community Revitalization Project (e.g., Loop Road), and Tahoe Douglas Visitor's Authority Tahoe South Events Center Project. If approved, the Beach Retreat and Lakeshore Lodge TCAP amendment would also increase potential density for multi-family housing as part of a future redevelopment of existing tourist land uses. Construction of the Loop Road project would reduce available housing supply and as such, the Tahoe Transportation District is actively looking for partners such as Pacific Development Group to implement housing development projects in the vicinity of the proposed Loop Road corridor. Construction of the South Tahoe Events Center would create new entertainment opportunities for residents, and visitors to the south shore but would not include any residential development.

Air Quality/GHG Emissions

As discussed in Questions 3.3.8-3 and 3.3.6-1, the ELC relocates an existing operation of the TPNS to a new facility on the LTCC campus, resulting in relatively the same operational air quality and GHG emissions. The City General Plan EIR identified significant GHG emissions impacts and the City adopted mitigation measures to address this issue, which remain in effect. The project would not interfere with implementation of these measures, GHG reduction targets, or GHG emissions reduction strategies. Since the new ELC would modernize facilities, GHG increases are not anticipated and the ELC is not anticipated to contribute considerably to global climate change. The impact is less than significant.

Traffic

As discussed in the analysis, the ELC relocates the existing TPNS facilities from the LTUSD campus one mile south to the LTCC campus. Program carpooling would continue to be implemented. Therefore, there is no increase in traffic or VMT with the relocation and it would not affect, alter, revise or conflict with applicable plans, ordinances or policies establishing the measures of effectiveness for the performance of the circulation system. Tree removal under the TCP/THP would result in few trips over a span of many years as new LTCC facilities are proposed. Those new facilities would be required to be analyzed based on the specific facilities and facility designs that are proposed.

Water Quality

The ELC includes best management practices and manages stormwater runoff onsite so that no contribution to a cumulative water quality impact occurs. No activity is proposed within area waterways to result in a cumulative change to water flows or flooding. The infiltration facilities are designed to accommodate the volume of runoff generated by a 20-year 1-hour storm are required for approval of all projects within the area. Therefore, new development is not expected to cumulatively create or contribute additional runoff that would exceed the capacity of existing or planned stormwater drainage system. Tree removal under the TCP/THP would not affect water quality. Future development of areas under the TCP/THP would be required to prepare subsequent environmental analysis specific to the use and design of the facilities proposed

Cultural Resources

No cultural resources would be affected by the ELC to contribute to a cumulative impact. No resources would be affected by tree removal under the TCP/THP. Because federal and state regulations, the TRPA Code of Ordinances, and City General Plan policies address protection of these resources and provide processes to avoid or minimize impacts to historic and archaeological resources, and any new campus development would be required to comply with federal and state regulations, TRPA Code of Ordinances and the City General Plan policies during project specific review, the project would not contribute to an adverse cumulative effect on archeological or historical resources.

Noise

The ELC would be a small preschool facility and playground on an existing school campus. No substantial increase in ambient noise levels would result to contribute to a cumulative impact. Likewise, noise resulting from tree removal would be temporary and would not contribute to a cumulative ambient noise level increase. Future development of areas under the TCP/THP would be required to prepare subsequent environmental analysis specific to the use and design of the facilities proposed.

Geologic Hazards

The ELC and most of the LTCC campus is relatively flat on soils that are not prone to instability, and the area is outside the seismic hazard zones. Since LTCC facilities are school facilities, they are subject to additional review by the Division of the State Architect and undergo thorough safety evaluation prior to permitting. Tree removal under the TCP/THP results in no cumulative increase to geologic safety risk.

Scenic Resources

As discussed in the analysis, the ELC results in no significant impact to scenic resources. Visibility of school facilities within the LTCC campus is expected and the proposed ELC would include the architectural style and materials used elsewhere on campus. Due to the setback of school facilities from area roadways, the new facilities would not be highly visible from area roadways and would be screened through existing vegetation. Tree removal under the TCP/THP would increase structural visibility, however, only selective tree removal would occur to maintain the overall benefits of the existing tree canopy. Future development of areas under the TCP/THP would be required to prepare subsequent environmental analysis specific to the use and design of the facilities proposed.

Recreation

The ELC provides onsite playground facilities to serve the pre-school students and contributes to no increase in demand for recreation services or facilities. Tree removal under the TCP/THP also results in no increase in demand for recreation.

Public Services and Utilities

Utility providers have recently improved or are in the process of improving systems to serve the LTCC campus. Development of the ELC would not affect public services as the facility merely moves an existing pre-school operation from the LTUSD campus to the LTCC campus and results in no increase in demand for public services. Tree removal under the TCP/THP would not affect public services or utilities. Future development of areas under the TCP/THP would be required to prepare subsequent environmental analysis specific to the use and design of the facilities proposed in the future.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.3.21-3. Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (CEQA XIXc)

As described above, projects permitted under the amendment would require project-level environmental review and would be required to comply with applicable TRPA, federal, state, and City regulations, including protections for human health and safety. The area is urbanized and already partially developed and the potential for new impacts is low. Therefore, implementation of the amendments would not create a substantial direct or indirect adverse effect on human beings.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

3.4 DOCUMENT PREPARERS

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