

## 13 PUBLIC SERVICES AND UTILITIES

This chapter describes existing public services and utilities, presents an analysis of potential impacts resulting from Alternatives A through D, and identifies mitigation measures for those impacts determined to be significant. In particular, it addresses impacts on water supply, treatment, and distribution; wastewater treatment and disposal; solid waste collection and disposal; electricity; natural gas; and telecommunications. Public services evaluated in this chapter include fire and police protection services, public schools facilities, and the U.S. Postal Service. Impacts are evaluated in relation to increased demand for public services associated with the proposed project and actions needed to provide the services that could potentially lead to physical environmental effects. Analysis provided in this chapter is based on review of agency documents and consultation with local public services providers.

The potential for impacts on recreational facilities are addressed in Chapter 7, “Recreation,” and stormwater management and potential impacts on groundwater are addressed in Chapter 8, “Hydrology and Water Quality.”

### 13.1 AFFECTED ENVIRONMENT

#### 13.1.1 WATER SERVICE

The North Tahoe Public Utility District (NTPUD) operates three independent water systems on the North Shore that serve nearly 3,650 water connections, including single-family dwellings and business establishments, as well as separate irrigation and fire systems. These water systems are the Dollar Cove System, the Carnelian Bay System and the Tahoe Main System. The Tahoe Main System provides domestic water service to the communities of Tahoe Vista, Kings Beach and Brockway up to the Nevada State Line. This system draws water from Lake Tahoe through an intake at the end of National Avenue in Tahoe Vista and a single groundwater well (known as Park Well) located in the North Tahoe Regional Park at the top of Donner Road (Taylor, pers. comm., 2006). Water from both of these locations is treated at the District’s UV Treatment Facility on National Avenue (NTPUD 2006). At the UV Treatment Facility water is passed through a 60-inch diameter pipeline to provide chlorine contact, then through 10 micron mechanical screens to remove particulate matter, and finally through two UV reactors before getting pumped to the water distribution system. The main system has five water tanks; Park Tank (500,000 gallons), Kingswood West (500,000 gallons), Kingwood 500 (500,000 gallons), Kings Beach (500,000 gallons) and the Kingswood 120 (120,000 gallons) (NTPUD 2006).

On September 11, 2007 the NTPUD approved modifications to the existing water connection fee. The new water connection fee was modified into two components: 1) a Base Connection Fee – defined as the cost to tie into the system and 2) a Capacity/Demand Fee – designed to support specific identified projects that require additional water system capacity or create additional water demand. The existing water connection fee (Base Connection Fee) was modified to adjust for the rate of inflation and construction costs experienced by the District since the fee was instituted in 1999. The Capacity/Demand component of the fee was created to help pay for system-wide improvements to the water system including several capital improvement projects to address future increases in water demands and improve system reliability. An increase in demand for water services (i.e., water supply, treatment, distribution and storage) is anticipated as part of the projected increase in population and development of the NTPUD service area. The fees became effective November 1, 2007 (NTPUD 2007a). Both fees would apply to the proposed project.

Two of the proposed water system improvement projects would be in the vicinity of the proposed project:

- ▶ National Avenue Water Treatment Plant Expansion. This project would consist of expanding the National Avenue Water Treatment Plant from its current treatment capacity of 1,600 gallons per minute (gpm) to its maximum capacity of 2,400 gpm. Currently, the system includes one 800 gpm well and two 800 gpm storage

units. Therefore, if either unit is out of service, the reliable capacity decreases to 1,600 gpm. Expansion of this facility would increase overall system reliable capacity to 2,400 gpm. This project is proposed for construction in 2006/2007 and will be completed within approximately 3 years.

- ▶ **New Storage in Kings Beach.** This project would construct two water tanks in the NTPUD main system. One 500,000-gallon tank would be located at 6,562 feet to increase Zone 1 storage from one million gallons to 1.5 million gallons. The second 500,000-gallon tank would be located adjacent to and replace the existing 120,000-gallon storage tank at the end of Lake Vista Drive in the Kingswood area. This tank would serve the Zone 2 pressure zone and provide a reservoir source for the Kingswood West booster station, which provides municipal water to Zone 3. The addition of these tanks would provide a reliable source and storage capacity to meet increasing water demands. Construction for this project is proposed to begin in 2007/2008 and would be completed within approximately 3 years.

In the project area, a 6-inch water main and a 10-inch water main are located on the south side of SR 28. The proposed project would connect to one of these water mains depending on the water demands of the proposed project (Taylor, pers. comm., 2006). In addition, the project site currently has a 1.5-inch water meter. The main water system draws water from Lake Tahoe through an intake at the end of National Avenue in Tahoe Vista and a single groundwater well (known as Park Well) located in the North Tahoe Regional Park at the top of Donner Road (Taylor, pers. comm., 2006).

### **13.1.2 WASTEWATER SERVICE**

In 1972, one regional entity, the Tahoe Truckee Sanitation District (T-TSA), assumed responsibility for collecting and treating wastewater from communities located along the northern and western shore of Lake Tahoe, the Town of Truckee, and its environs, including Tahoe Vista. T-TSA currently collects wastewater from several member sewage collection agencies (including NTPUD, Tahoe City Public Utility District, Alpine Springs County Water District, Squaw Valley Public Service District, and Tahoe Sanitary District) and conveys it to T-TSA's 7.4 mgd treatment facility located east of the Town of Truckee. Following tertiary-level treatment, the facility discharges effluent to a land disposal area via a subsurface leach field system. The treated effluent then migrates through the soil northward approximately 1 mile, where it eventually enters the Truckee River and the lower reaches of Martis Creek (Beals, pers. comm., 2004).

The construction of T-TSA's water treatment plant expansion from 7.4 to 9.6 mgd was completed in October 2006. The expanded facility has adequate capacity to accommodate projected development, including the proposed project, in the T-TSA service area (Whitfield, pers. comm., 2007).

The District is currently updating its Sewer Master Plan that will assess the District's current and future sewer flow needs and will determine if any expansions, additions, and/or replacements of sewer facilities are necessary (Taylor, pers. comm., 2006). On September 11, 2007 the NTPUD approved modifications to the existing sewer connection fee. The NTPUD determined that modification of the existing sewer connection fee was required in order to: meet operating expenses; purchase or lease supplies, equipment or materials; meet financial reserve needs and requirements; and obtain funds for capital projects necessary to maintain service. The new connection fee became effective November 1, 2007 (NTPUD 2007b).

In the vicinity of the proposed project, the District has several planned wastewater system improvement projects:

- ▶ **National #2 Pump And Motor Replacement Project.** This project would replace the existing 75 horsepower (hp) pump #2 with a smaller pump. The current pump is over-sized and beyond its design life. The pump is located at the National Avenue/SR 28 Intersection at the National Main Pump Station. Downsizing this pump would require less energy to operate, reduce damage to the force main piping, and require less maintenance. Construction for this project is proposed to begin in 2007/2008.

- ▶ Sewer Main Station VFD Upgrade Phase II Project. This project would retrofit main sewage stations with variable frequency drives (VFD) that would enable main sewer stations to run constantly, matching and adjusting to daily peaks and valleys in flow rates. This system would provide improved equipment reliability, longevity, and electrical cost savings. Construction for this project is proposed to begin in 2007/2008.
- ▶ SCADA II Project. This project would update the District's existing Supervisory Control and Data Acquisition (SCADA) system at existing District facilities. This project's proposed start date is 2007/2008.
- ▶ Force Main Replacement Project. This project would involve replacement of the District's export system force mains, which consists of four pipelines with 10 distinct segments. The force mains would be replaced before they reach their design life in 2019. The project's proposed start date is 2008/2009, with a projected duration of 10 years for all segments to be replaced.
- ▶ Main Pump Station Surge Control Project. This project would install pressure surge tanks on Secline, National, and Carnelian force mains to replace the spring loaded surge valves at the existing stations. These tanks would minimize and possibly eliminate damage caused by surge forces in the force mains. This project is proposed for construction in 2009/2010.

NTPUD would provide conveyance service from the project site to Dollar Hill, with T-TSA providing conveyance service from Dollar Hill to its wastewater treatment plant. The existing maximum design flow at NTPUD's National Avenue Sewer Pump is 5,000 gpm. Of the three sewer pump stations that would convey sewage from the project site out of the District, this station would be the first and have the smallest maximum design flow capacity. One 8-inch sewer main is located on SR 28, fronting the proposed project site, and the project site currently has two connections to the sewer main (Taylor, pers. comm., 2006).

### **13.1.3 SOLID WASTE SERVICE**

The Tahoe-Truckee Sierra Disposal Company, Inc. (TTSD) provides waste removal services for the Lake Tahoe Basin from Emerald Bay to Crystal Bay, handling approximately 63,000 tons of solid waste per year, with a capacity of approximately 20 years or more, depending on the amount of waste that can be recycled. TTSD is responsible for collecting household waste and recyclables, which are then transported to various facilities (Ratto, pers. comm., 2005).

All materials collected, including garbage and recyclables, are hauled to the Placer County Eastern Material Recovery Facility (MRF), where they are sorted in an effort to meet California's mandatory solid waste diversion requirements. The MRF, which was built in 1994–1995, handles household recyclables, including plastics, aluminum, tin, glass, cardboard, newspaper, carpet, and computers. Also, the facility recycles "white goods," such as refrigerators and freezers, and waste wood, which includes dimensional wood (e.g., construction remnants) and lot clearing debris. Material that is not recyclable is buried. Wood waste is chipped and provides fuel for the cogeneration plant, which then produces power. Other buried materials are eventually used to create road base (Ratto, pers. comm., 2005).

The Lockwood Regional Landfill is a 1,535-acre municipal solid waste facility located in Storey County, Nevada, that handles organic material but does not accept hazardous waste. Additional land was recently added to the Lockwood Regional Landfill, bringing its capacity up to 250 years (Ratto, pers. comm., 2005). TTSD has a 1995 contract with the landfill for 30 years, with a 30-year option. The Eastern Regional Landfill, located between Truckee and Squaw Valley west of the Truckee River, handles and processes inert material (e.g., construction waste, cement, etc.).

## **13.1.4 ELECTRICITY, NATURAL GAS SERVICE, AND TELECOMMUNICATIONS SERVICES**

### **ELECTRICITY**

The project site is served by Sierra Pacific Power Company, which would also provide electric service to the proposed project. As a regulated utility based in Nevada, Sierra Pacific Power Company is required to serve projects within its designated service area, which includes 50,000 square miles in western, central, and northeastern Nevada and northeastern California, including the Lake Tahoe area (Sierra Pacific Power Company 2005). Sierra Pacific Power Company generates approximately 80% of the power it supplies. The remaining supplies are purchased on an as-needed basis. Provided that electricity is available for purchase, no shortfall in electrical energy supply is anticipated in the future. A total of 10,801,545 Megawatt hours (Mwh) were supplied in 2004, with a peak load of 1,657 Megawatts (MW) (Carrillo, pers. comm., 2005).

The electricity source for the project area would be the Tahoe City substation on West Lake Boulevard, approximately 8 miles southwest of the site. Aboveground electrical transmission lines are located on the north side of SR 28 fronting to the project site.

### **NATURAL GAS**

Natural gas service is provided to the project site and the Tahoe Vista area by Southwest Gas Corporation, which purchases, transports, and distributes natural gas to residential, commercial, and industrial customers in Arizona, Nevada, and portions of California (Southwest Gas Corporation 2005). A 6-inch natural gas line is located on the north side of SR 28 fronting the project site (Gary Davis Group 2003).

### **TELECOMMUNICATIONS SERVICE**

The proposed project site is located in the service area of SBC Communications (SBC), which would provide telephone communications service to the proposed project. SBC provides telecommunications services, including local, long distance, DSL, wireless, data networks, satellite television, and directory, to the Lake Tahoe area. Underground telecommunications lines are located on the north side of SR 28 fronting the project site.

## **13.1.5 FIRE PROTECTION**

The project is within the boundaries of and is served by the North Tahoe Fire Protection District (NTFPD), which has primary responsibility for structure fire protection and related emergency services (Ruben, pers. comm., 2007). The District provides service through five stations and 66 uniformed and support personnel to nearly 20,000 people in a 31-square-mile area that includes all Placer County portions of the Lake Tahoe area. NTFPD provides fire protection, fire prevention, fire safety education, emergency medical service, and other emergency response services in its service area and has automatic aid agreements with bordering districts and mutual aid agreements with other fire agencies throughout the area (NTFPD 2006).

NTFPD has six Type-1 engine company trucks (1,250 gpm), three Type-3 engine company trucks (500 gpm), one water tender, nine ambulances, and numerous staff vehicles. Currently, there is a minimum staff of three at this station employed by NTFPD, and personnel have received emergency medical technician training to at least the EMT-1 minimum level.

Calls for fire or emergency service are typically received by the Placer County Sheriff's Department Office and directed to one of the five staffed fire stations in the District. The station nearest to the project site is Station #52, located at 288 North Lake Boulevard, in Kings Beach, approximately 2 miles east of the project site. The current emergency access route to the project site is SR 28, with a current response time of approximately 5–8 minutes

(Collins, pers. comm., 2005). In August 2005, voters approved Measure E, which will increase tax by 72.44% so the District can maintain response times and employees (North Lake Tahoe Bonanza 2005).

### **13.1.6 POLICE SERVICE**

Police service in the project area is provided by the Placer County Sheriff's Department (PCSD). The Sheriff's Department has a service area of approximately 125 square miles, stretching from Tahoma on the southern boundary, around Lake Tahoe to the California/Nevada state line, north to Truckee, and west to the crest of the Sierra Nevada.

Approximately 40 full-time PCSD officers serve the Lake Tahoe area from two substations: one is located at 310 Carnelian Woods Avenue in Carnelian Bay (approximately 2.5 miles southwest of Tahoe Vista); the other station is located at 2501 North Lake Boulevard in Tahoe City (approximately 8 miles southwest of Tahoe Vista). The service ratio goal for the Lake Tahoe area is 1 officer to every 1,000 residents. PCSD is close to this goal, although it is difficult to measure because the Lake Tahoe area population fluctuates considerably (Armstrong, pers. comm., 2005).

The project site is located in PCSD's Kings Beach Beat, with at least one officer patrolling the area 24 hours per day. From 8:00 PM to 2:00 AM there are two units on this patrol. The response time goal to the project area is currently 5 to 7 minutes, and, in general, the current response time meets that goal (Armstrong, pers. comm., 2005).

### **13.1.7 PUBLIC SCHOOL SERVICES**

The Tahoe-Truckee Unified School District (TTUSD) provides public school services for elementary through high school (grades K–12). TTUSD encompasses more than 720 square miles and serves approximately 4,100 students in Nevada, Placer, and El Dorado Counties, making it one of the geographically largest districts in California (Education Data Partnership 2005; TTUSD 2007). TTUSD is composed of 12 schools: two comprehensive high schools, one continuation high school, two middle schools, five elementary schools, a K–5 magnet school, and a K–12 alternative school. Their respective attendance areas are divided between the Truckee area and the Lake Tahoe area schools.

The following discussion of student enrollment and school capacity incorporates data from the 2006–2007 school year and the TTUSD Facilities Master Plan. The following TTUSD schools are located in the project area and would potentially serve the proposed project: Kings Beach Elementary School, located at 8125 Steelhead Road in Kings Beach, and North Tahoe Middle School and North Tahoe High School, both located at 2945 Polaris Road in Tahoe City. Serving kindergarten through fifth grades, Kings Beach Elementary School has a current (2006/07 school year) enrollment of 439 students and a capacity of 524 students. North Tahoe Middle School serves sixth through eighth grades, with a current (2006/07 school year) enrollment of 286 students and a capacity of 493 students. Finally, serving ninth through twelfth grades, North Tahoe High School has a current (2006/07 school year) enrollment of 405 students and a capacity of 551 students (Education Data Partnership 2005, TTUSD 2003). A reconstruction project at the high school began in 2004 that involved the construction of a 91,000-square foot facility including an auditorium, a media/tech center, and new classrooms to accommodate a projected influx in student enrollment (TTUSD 2006). Construction was completed in the fall of 2007.

In June 2003, TTUSD adopted a Facilities Master Plan, which identifies major facility issues and detailed information on future school needs, options, and costs (TTUSD 2003). Using historic and current enrollment data, student resident location, birthrate data, and the anticipated impact of future residential development to calculate the projections, annual enrollment projections were provided through the 2009–2010 school year. The K–12 enrollment projection for the Tahoe Area shows that the area will experience a slightly declining enrollment through the 2009–2010 school year. The current enrollment of 1,850 K–12 students is projected to decline 4.3%

to 1,770 students by the 2009–2010 school year. The existing and projected enrollments are well below the area’s existing facility capacity of 2,138 K–12 students. Table 13-1 provides the Tahoe Area enrollment projections, total existing facility capacity, and projected excess capacity.

<b>Table 13-1</b>				
<b>Tahoe Area K–12 Facility Capacity Compared to Projected Resident Students</b>				
	School Year			
	2006–2007	2007–2008	2008–2009	2009–2010
Projected Enrollment	1,850	1,829	1,822	1,770
Existing Capacity	2,138	2,138	2,138	2,138
Projected Excess Capacity	288	309	316	368
Source: Education Data Partnership 2005, TTUSD 2003				

### **13.1.8 U.S. POSTAL SERVICE**

The Tahoe Vista Post Office is located at 7005 North Lake Boulevard. Street delivery service is not available in Tahoe Vista. Some people choose to receive mail via rented P.O. boxes; however, the Tahoe Vista Post Office has a waiting list of more than 100 people for P.O. boxes. Another option is renting a P.O. box at a nearby post office: the Carnelian Bay Post Office is located at 5075 North Lake Boulevard in Carnelian Bay, CA 96140 (approximately 1.9 miles from Tahoe Vista); and the Kings Beach Post Office is located at 8669 Salmon Avenue in Kings Beach, CA 96143 (2.2 miles from Tahoe Vista). Lastly, people can have their mail sent to the Tahoe Vista Post Office’s “general delivery,” whereby mail is delivered to the post office and people can come in regularly and pick up their mail (Martin, pers. comm., 2005).

The U.S. Postal Service’s Postal Service Action Plan for the Tahoe Vista Area acknowledges that the Tahoe Vista area has a shortage of P.O. boxes, inadequate sorting space, and inadequate parking; however, there is currently no proposed action to address these issues. Also, the Action Plan acknowledges that many local residents and businesses would prefer mail delivery, but there is no current plan to implement delivery service. Finally, while community cluster mailboxes are identified as an option, the Action Plan discusses some of the associated problems, including snow removal equipment damaging cluster boxes (Martin, pers. comm., 2005).

## **13.2 REGULATORY FRAMEWORK**

Chapter 27 of the TRPA Code of Ordinances establishes standards for water, wastewater treatment, and electrical services. In addition, the Public Facilities and Services Elements of the Placer County General Plan include policies that regulate the provision of adequate public facilities and services. Specifically, Policy 4.A.1 requires new development to fund its fair share of the construction of new public facilities. Policy 4.A.2 stipulates that the County shall ensure that adequate public facilities and services are available to serve new development (Placer County 2004). Additional General Plan policies and other regulatory guidelines specific to individual resources are identified in the following sections.

### **13.2.1 WATER SERVICE**

Chapter 27.3 of TRPA’s Code of Ordinances contains a basic water service requirement for projects proposing a new structure, reconstruction, or expansion of an existing structure, designed or intended for human occupancy, specifically directing that such projects shall have adequate water rights and water supply systems (TRPA 2004).

The project site would receive water service from the NTPUD. The NTPUD Water Ordinance (NTPUD 1997) was created to establish the rules, regulations, conditions of service, and rates for water service by the NTPUD. Section 3 of the Water Ordinance includes the following conditions for new developments to receive water service connection:

- ▶ The property to be served is in the service area of NTPUD;
- ▶ A District water main of adequate capacity and pressure, as only determined by the District, exists in a publicly traveled right-of-way, or District easement abutting a principal boundary of the land to be served; or adequate mains, pumps and storage facilities, as only determined by the District, are constructed; and
- ▶ The customer shall make application for said service and pay the charges as provided in the Ordinance.

Section 9 of the NTPUD Water Ordinance establishes requirements for the size, alignment, materials of construction of a water service, and the methods to be used in excavating, placing of the pipe, connection to the public water system, joining, testing, and backfilling the trench (NTPUD 1997).

- ▶ **Goal 4.C.** of the Public Facilities and Services Element of the Placer County General Plan is to ensure the availability of an adequate and safe water supply and the maintenance of high-quality water in water bodies and aquifers used as sources of domestic supply (Placer County 2004). The following policy applies to the proposed project:
- ▶ **Policy 4.C.1.** The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made before occupancy (Placer County 2004).

### 13.2.2 WASTEWATER SERVICE

Chapter 27.4 of TRPA's Code of Ordinances contains a basic wastewater service requirement for projects proposing a new structure, reconstruction, or expansion of an existing structure, designed or intended for human occupancy, specifically directing that such projects that would generate wastewater shall be served by facilities for the treatment and export of wastewater from the Lake Tahoe Basin; to be considered served, a service connection shall be required to transport wastewater from the parcel to a treatment plant (TRPA 2004).

Wastewater services for the project site would be provided by the NTPUD and the T-TSA. The NTPUD Sewer Ordinance (NTPUD 2000) establishes rules and regulations pertaining to the use, maintenance, and charges for the sewage works in the boundaries of the NTPUD. The Sewer Ordinance requires that all persons in the District must connect to the public sewers. Also, the T-TSA's Ordinance 3-90 contains rules, regulations, and procedural requirements for the use of T-TSA's sewerage system (T-TSA Undated).

- ▶ **Goal 4.D.** of the Public Facilities and Services Element of the Placer County General Plan is to ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste (Placer County 2004). The following policy applies to the proposed project:
- ▶ **Policy 4.D.2.** The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made before occupancy (Placer County 2004).

### 13.2.3 SOLID WASTE SERVICE

To minimize the amount of solid waste that must be disposed of by transformation and land disposal, the State Legislature passed the California Integrated Waste Management Act (CIWMA) of 1989 (AB 939), effective January 1990. According to the CIWMA, all cities and counties were required to divert 25% of all solid waste from landfill facilities by January 1, 1995, and 50% by January 1, 2000. Each jurisdiction is required to develop solid waste plans demonstrating integration of the CIWMA plan with the County plan. The plans must promote (in order of priority) source reduction, recycling and composting, and environmentally safe transformation and land disposal.

- ▶ **Goal 4.G.** of the Public Facilities and Services Element of the Placer County General Plan is to ensure the safe and efficient disposal or recycling of solid waste generated in Placer County (Placer County 2004). The following policies apply to the proposed project:
- ▶ **Policy 4.G.1.** The County shall require waste collection in all new urban and suburban development.
- ▶ **Policy 4.G.2.** The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.
- ▶ **Policy 4.G.7.** The County shall require that all new development complies with applicable provisions of the Placer County Integrated Waste Management Plan.

The following Placer County Code regarding bear-resistant garbage cans applies to this project:

- ▶ **Article 8.16 .266 Garbage Can Enclosure.** The owner, lessee, resident or person exercising physical control of any private property, including businesses, shall install approved bear-resistant garbage can enclosures in either of the following circumstances:
  1. Prior to final and/or occupancy approval for all new residential construction;
  2. Within thirty days of notification by Placer County environmental health that installation of an approved bear-resistant garbage enclosure is required because garbage collection and/or storage site has been inspected and determined to be a bear access problem by Placer County environmental health, or other agent or organization approved by the Placer County Board of Supervisors.

### 13.2.4 ELECTRICITY AND NATURAL GAS SERVICE

Although TRPA does not specifically regulate the provision of electrical and natural gas services in the Lake Tahoe Basin, Chapter 27.5 of the Code of Ordinances directs that projects proposing a new structure, reconstruction, or expansion of an existing structure, designed or intended for human occupancy shall be served by facilities to provide adequate electrical supply (TRPA 2004).

### 13.2.5 POLICE SERVICE

- ▶ **Goal 4.H.** of the Public Facilities and Services Element of the Placer County General Plan is to provide adequate sheriff's services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the County (Placer County 2004). The following policies apply to the proposed project:

- ▶ **Policy 4.H.1.** Within the County’s overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population): (a) 1:1,000 for unincorporated areas, (b) 1:7 for jail population, and (c) 1:16,000 total County population for court and civil officers.
- ▶ **Policy 4.H.2.** The County Sheriff shall strive to maintain the following average response times for emergency calls for service: (a) 6 minutes in urban areas, (b) 8 minutes in suburban areas, (c) 15 minutes in rural areas, and (d) 20 minutes in remote rural areas.
- ▶ **Policy 4.H.4.** The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.

### 13.2.6 FIRE PROTECTION

- ▶ **Goal 4.I.** of the Public Facilities and Services Element of the Placer County General Plan is to protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires (Placer County 2004). The following policies apply to the proposed project:
- ▶ **Policy 4.I.1.** The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization [ISO] ratings): (a) ISO 4 in urban areas, (b) ISO 6 in suburban areas, and (c) ISO 8 in rural areas.
- ▶ **Policy 4.I.2.** The County shall encourage local fire protection agencies in the County to maintain the following standards (expressed as average response times to emergency calls): (a) 4 minutes in urban areas, (b) 6 minutes in suburban areas, and (c) 10 minutes in rural areas.
- ▶ **Policy 4.I.3.** The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.

### 13.2.7 PUBLIC SCHOOL SERVICES

Education Code Section 17620 authorizes school districts to levy a fee, charge, dedication, or other requirement against any development project for the construction or reconstruction of school facilities, provided that the District can show justification for levying of fees. Government Code 65995 limits the fee to be collected to the statutory fee unless a school district conducts a Facility Needs Assessment (Government Code Section 65995.6) and meets certain conditions.

Senate Bill 50 (1998) instituted a new school facility program by which school districts can apply for state construction and modernization funds. This legislation imposed limitations on the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development. It also provided the authority for school districts to levy fees.

- ▶ **Goal 4.J.** of the Public Facilities and Services Element of the Placer County General Plan is to provide for the educational needs of Placer County residents (Placer County 2004). The following policies apply to the proposed project:
- ▶ **Policy 4.J.10.** The provision of adequate school facilities is a community priority. The County and school districts will work closely to secure adequate funding for new school facilities and, where legally feasible, the County shall provide a mechanism which, along with state and local sources, requires development projects to satisfy an individual school district’s financing program based on their impactation.

- ▶ **Policy 4.J.11.** The County and residential developers should coordinate with the school districts to ensure that needed school facilities are available for use in a timely manner. The County, to the extent possible, shall require that new school facilities are constructed and operating before the occupation of the residences which the schools are intended to serve.
- ▶ **Policy 4.J.13.** Before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.

## 13.3 ENVIRONMENTAL CONSEQUENCES AND RECOMMENDED MITIGATION MEASURES

### 13.3.1 CRITERIA OF SIGNIFICANCE

#### CEQA CRITERIA

No specific criteria of significance for public services or utilities have been set by TRPA, Placer County, or other regulatory agency active in the basin, although certain service delivery issues are indirectly associated with existing environmental thresholds (e.g., wastewater treatment capacity and water quality standards). For the purposes of this analysis, an impact may be considered significant if implementation of the proposed project would do any of the following:

- ▶ create additional demand for public services and utilities beyond the capacity or ability of service agencies to supply;
- ▶ alter the nature of demand for public services or utility services, causing substantial service delivery limitations;
- ▶ result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or utilities, the construction of which could cause significant environmental impacts that would be necessary to maintain acceptable service ratios, response times, or other performance objectives for any of the public services (water supply, wastewater, storm drainage, fire and police protection, city maintenance, and other public facilities);
- ▶ breach published national, state, or local standards relating to solid waste or litter control;
- ▶ extend a sewer trunk line with capacity to serve new development;
- ▶ require a “will serve” letter from a public agency and the agency identifies serious deficiencies in providing service; or
- ▶ generate additional students, and adequate facilities are not available or cannot be made available in a timely fashion.

Based on the environmental checklist in Appendix G of the State CEQA Guidelines, the proposed project would have a significant impact related to public services and utilities if it would:

- ▶ create a water supply demand in excess of existing entitlements and resources;
- ▶ result in the determination by the wastewater treatment provider that serves or may serve the project that it does not have adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments;

- ▶ exceed wastewater treatment requirements of the applicable RWQCB;
- ▶ require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or
- ▶ exceed capabilities of electrical or natural gas service providers to serve the project.

Result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:

- ▶ fire protection
- ▶ law enforcement
- ▶ solid waste
- ▶ schools

### **TRPA CRITERIA**

As stated above, no specific criteria of significance for public services or utilities have been set by TRPA.

### **13.3.2 METHODOLOGY**

Impacts on public services and utilities that would result from the proposed project were identified by comparing existing service capacity and facilities against future demand associated with project implementation. Evaluation of potential public service and utilities impacts were based on a review of documents pertaining to the proposed project area, including the TRPA’s Code of Ordinances, the Placer County General Plan, and the TTUSD Facilities Master Plan. Additional background information on current services, staffing, and equipment was obtained through consultation with appropriate agencies such as the NTPUD, Sierra Pacific Power Company, TTSD, NTFPD, the PCSD, and the TTUSD. The project would comply with all applicable state and local laws.

To determine levels-of-service necessary to serve Alternatives A through C, it is assumed that:

- ▶ Alternative A would result in the construction of 45 TAUs, a clubhouse/administration building, 10 affordable/employee housing units, and improvements to the existing main 2-story commercial building.
- ▶ Alternative B would result in construction of 39 TAUs, a clubhouse/administration building, 10 affordable/employee housing units, and improvements to the existing main 2-story commercial building.
- ▶ Alternative C would result in construction of 39 TAUs, a clubhouse/administration concessionaire building, 10 affordable/employee housing units, and improvements to the existing main 2-story commercial building.

For purposes of this analysis, and to assess the greatest potential level of impacts, it is assumed that all residential and TAU units would be occupied year-round (i.e., no vacancies). Therefore, Alternative A is assumed to generate approximately 292 residents (60 for affordable units and 232 for TAUs—based on two persons per bedroom), and Alternatives B and C would generate approximately 258 residents (60 for affordable units and 198 for TAUs). Construction is anticipated to occur in two phases beginning as early as 2008 and full buildout is anticipated in 2011.

### 13.3.3 IMPACT ANALYSIS

#### ALTERNATIVE A—PROPOSED PROJECT

**IMPACT 13.A-1** *Increased Demand for Water Supply, Treatment, Distribution, and Storage. Implementation of Alternative A would result in increased water demand. The Alternative A total peak day water demand would be approximately 85,000 gallons per day (gpd). NTPUD has indicated that improvements to the existing water supply, treatment, distribution, and/or storage systems are needed to serve increased water demands. In September 2007 NTPUD approved a new water connection fee to help pay for system-wide improvements to the water system, including improvements to accommodate projected increases in water service demands resulting from new development in the NTPUD service area. As established by NTPUD these fees have been determined to be sufficient to provide for the water system improvements necessary to accommodate additional development, including the development of the proposed project, in the NTPUD service area.*

**Significance** *Less Than Significant*

**Mitigation** *No Mitigation is Required*

**Significance after Mitigation** *Less Than Significant*

Implementation of Alternative A, at buildout, would result in the construction of 45 TAUs and 10 affordable/employee housing units, as well as a clubhouse/administration building, parking and open play areas, resulting in an increase in demand for potable water. Because the NTPUD does not currently have generation factors for estimating water usage, guidelines and data from the Tahoe City Public Utilities District and Truckee Donner PUD were used in conjunction with the Uniform Plumbing Code to develop water supply demands for the proposed project (K. B. Foster 2006a). The proposed project's total peak day water demand would be approximately 85,000 gallons per day (gpd) (K. B. Foster 2006a).

In the project area, the NTPUD maintains a 6-inch water main and a 10-inch water main located on the south side of SR 28. The proposed project would connect to one of these water mains depending on the water demands of the proposed project (Taylor, pers. comm., 2006). The project applicant would be responsible for construction of all in-tract and transmission mains needed to connect the project to the established water system.

Water demands in the NTPUD have been increasing and are nearing supply capabilities (Taylor, pers. comm., 2006). NTPUD has indicated that additional water storage and treatment capacities are needed to serve increased service demands from existing customers as well as those that would result from the proposed project and other projects in the service area (Taylor, pers. comm., 2006). Therefore, NTPUD is currently updating its Master Water Plan, which will include an analysis of current and future water supply and demand. In addition, the NTPUD approved a new connection fee consisting of two components: 1) a Base Connection Fee and 2) a Capacity/Demand Fee. The Base Connection Fee would require payment of \$5,500 per residential unit proposed on the site. The Capacity/Demand Fee would require payment of \$8,394 per residential unit proposed on the site. As established by NTPUD these fees have been determined to be sufficient to provide for the water system improvements necessary to accommodate additional development, including the development of the proposed project, in the NTPUD service area (NTPUD 2007a). The proposed project would be required to pay both components of this new connection fee.



The T-TSA's treatment facility would adequately serve the proposed project. Capacity at the NTPUD wastewater treatment facility would also be adequate to serve the proposed project. The September 2007 adjusted sewer connection fee would provide funding for capital improvement projects necessary to ensure an adequate level of service into the future. This fee would apply to the proposed project. This impact is considered **less than significant**.

**IMPACT**            **Increased Demand for Solid Waste Services.** *Alternative A would generate additional solid waste, requiring collection and disposal by TTSD. TTSD has adequate capacity to serve development associated with Alternative A, which would not adversely affect TTSD's existing services or facilities.*

**13.A-3**

**Significance**    *Less Than Significant*

**Mitigation**    *No Mitigation is Required*

**Significance after Mitigation**    *Less Than Significant*

TTSD would serve Alternative A, which would add approximately 292 new residents to the area, and require solid waste collection services. Assuming that all of the affordable/employee housing and TAU units would be occupied year-round (i.e., no vacancies), buildout of Alternative A would generate approximately 2,044–2,336 pounds of solid waste per day (292 people × 7–8 pounds/day/person), which equates to approximately 373–426 tons of solid waste annually (2,044–2,336 pounds/day × 365 days/2,000 pounds), not including construction waste. These numbers are based on a standard waste generation rate of 7–8 pounds per day per person (Ratto, pers. comm., 2005).

TTSD handles approximately 63,000 tons of solid waste per year, with a capacity of approximately 20 years or more, depending on the amount of waste that can be recycled. The Lockwood Regional Landfill handles organic material and has a capacity of up to 250 years (Ratto, pers. comm., 2005). Because there would be adequate landfill capacity available, Alternative A would not be anticipated to result in the need for new or expanded landfills.

Alternative A would not result in the need for additional staff or facilities at TTSD (Ratto, pers. comm., 2005). All on-site solid waste receptacles would be bear-resistant per Placer County Ordinance 8.16.266. TTSD would bill for collection services consistent with the number of waste bins used at the site.

Because adequate landfill capacity exists and new/expanded TTSD facilities would not be necessary, Alternative A would result in a **less-than-significant** impact on solid waste services.

**IMPACT**            **Increased Demand for Electricity and Required Extension of Electrical Infrastructure.**  
*Implementation of Alternative A would increase the demand for electricity and electrical infrastructure at the site. Sierra Pacific Power Company would be able to provide electricity to the site and the increase in demand for electricity would not be substantial in relation to the existing electricity consumption in Sierra Pacific Power Company's service area.*

**13.A-4**

**Significance**    *Less Than Significant*

**Mitigation**    *No Mitigation is Required*

**Significance after Mitigation**    *Less Than Significant*

Implementation of the proposed project would increase electrical demand in the project area. The energy demand generated by Alternative A would not be substantial in relation to the total amount of energy supplied by Sierra Pacific Power Company in its service area, estimated in 2004 to be 10,801,545 Mwh, with a peak load of 1,657 MW. Because adequate supply would be available, Alternative A would not have an adverse effect on existing electricity supplies.

The electricity source for the project area is the Tahoe City Substation on West Lake Boulevard, approximately 8 miles southwest of the site. Electrical infrastructure is currently provided through aboveground transmission lines on SR 28 fronting the project site. To serve the electrical needs of Alternative A, a new electric underground distribution system complete with two aboveground pad-mounted transformers that would be constructed within the project site boundaries and would be sized to meet the demands of the project. Public utility easements would be dedicated for all underground facilities on-site.

Off-site, new cables would be needed to provide electrical service to the project site. Project development would include installation of two new utility poles, one at the northwest corner and one at the northeast corner fronting the project site on the north side of SR 28, with the ultimate configuration to be approved by Sierra Pacific Power Company. Extension of these facilities would not result in any additional physical disturbances beyond that currently anticipated for the project. Extension of lines and construction of facilities on-site to serve the project site would occur concurrently with development phases, and the location of on-site infrastructure would be identified in the final project design. The necessary infrastructure would be extended with the appropriate participation by the property owner and Sierra Pacific Power Company, according to applicable California Public Utilities Commission (CPUC) Decision 95-08-038 for the installation or upgrading of electric facilities. Alternative A would be required to comply with Title 24 of the CCR. The project applicant would be required to pay for all necessary electrical infrastructure improvements.

Because the proposed electrical utility improvements would be required to comply with all existing County, Sierra Pacific Power Company, CPUC requirements, and applicable Uniform Building Code requirements, it is anticipated that the proposed electrical utility improvements would be sufficient to serve the proposed project. Therefore, this impact would be **less than significant**.

**IMPACT**                      **Increased Demand for Natural Gas and Required Extension of Natural Gas Infrastructure.**  
**13.A-5**                      *Implementation of Alternative A would increase demand for natural gas. Southwest Gas Corporation would be able to provide natural gas services to the site, provided necessary improvements are installed.*

**Significance**              *Less Than Significant*

**Mitigation**              *No Mitigation is Required*

**Significance after Mitigation**      *Less Than Significant*

Implementing Alternative A would increase natural gas demand in the project area. The energy demands created by the proposed project are not substantial in relation to the total amount of energy supplied by Southwest Gas Corporation.

Alternative A would be serviced by an existing 6-inch natural gas line located on the north side SR 28 fronting the project site. The project applicant would coordinate with Southwest Gas Corporation for the extension of on-site and off-site infrastructure with the ultimate configuration to be approved by Southwest Gas Corporation. All new infrastructure would be installed in utility rights-of-way. Extension of these facilities would not require any upgrades to Southwest Gas Corporation transmission system that are not currently planned for, nor would it result in any additional physical disturbances beyond that currently anticipated for the project.

On-site service lines would be sized to meet the demands of the project, and public utility easements would be dedicated for all underground facilities. Extension of lines and construction of facilities to serve the project site would occur concurrently with development phases. The location of on-site infrastructure would be identified in the final project design. As part of the project approval process, the project applicant would coordinate with and meet the requirements of Southwest Gas Corporation regarding the extension and locations of on-site infrastructure. The project applicant would be required to pay for all necessary natural gas infrastructure improvements.

The proposed natural gas utility improvements would be required to comply with all applicable County, Southwest Gas Corporation, and UBC requirements. Because Southwest Gas Corporation is able to provide natural gas and associated infrastructure to the project site and because the increase in demand for natural gas would not be substantial in relation to the existing natural gas consumption in Southwest Gas Corporation's service area, this impact is considered **less than significant**.

**IMPACT**  
13.A-6      **Increased Demand for Telecommunications Service.** *Implementation of Alternative A would result in an increased demand for telecommunications services. Although limited on- and off-site improvements would be necessary to establish service, SBC would be able to serve the level of development associated with Alternative A.*

**Significance**      *Less Than Significant*

**Mitigation**      *No Mitigation is Required*

**Significance after Mitigation**      *Less Than Significant*

With an existing franchise agreement over the project site, SBC would provide telecommunications services to Alternative A, which would add approximately 292 new TAU and affordable/employee housing occupants to the area. For SBC to provide service, the developer would be required to install conduits at the project site. Off-site, new cables may be needed on the existing telephone poles, and a new service area interface box may be needed. No ground disturbance would be associated with these off-site improvements. This impact is considered **less than significant**.

**IMPACT**  
13.A-7      **Emergency Access During Construction.** *Construction activities associated with Alternative A could temporarily interfere with the ability of the Placer County Sheriff's Department and the North Tahoe Fire Protection District to provide emergency services to the project area, particularly those parcels adjacent to the site.*

**Significance**      *Potentially Significant*

**Mitigation**      *Mitigation Measure 13.A-7. Ensure Emergency Access During Construction.*

**Significance after Mitigation**      *Less Than Significant*

Surrounding land uses that require adequate emergency access include residential uses to the west; residential uses, a nursery, and other commercial uses to the east; and Sandy Beach Public Recreation Area just south of the site and across SR 28. The primary emergency access route to the project site is via SR 28, with a response time of approximately 5–8 minutes.

Project construction (primarily building construction) would not occur all at once, but likely in two consecutive building phases. Site grading and utility work would occur across the entire site in the earliest part of construction

and would take approximately 27 to 35 days to complete. Construction activities would be continuous, except during winter months when activities would cease for a period of time. Construction activities associated with each building phase would take roughly 10 months to complete. Much of the construction work would not affect emergency access to the surrounding area, because construction activities would be primarily focused on the project site. However, during construction, vehicles and equipment may block and/or slow through traffic in the surrounding area, especially along SR 28. Although this would be a temporary construction impact, this impact is considered **potentially significant** because it involves protection of public safety.

**IMPACT**            **Increased Demand for Fire Protection.** *Implementation of Alternative A would result in an incremental increase in the local demand for fire protection.*  
**13.A-8**

**Significance**    *Less Than Significant*

**Mitigation**    *No Mitigation is Required*

**Significance after Mitigation**    *Less Than Significant*

Alternative A would result in the development of 45 fractional or interval ownership units and 10 affordable/employee housing units, as well as a clubhouse/administration building, parking and open play areas. All of the project buildings would be equipped with sprinkler systems and fire hydrants would be installed at various locations on the project site for fire protection. The primary emergency access route to the project site is via SR 28, with a current response time of approximately 5–8 minutes. As part of Alternative A, an emergency access route would be constructed in the northern portion of Parcel 2 and a one-way roundabout near the employee/registration parking area would provide emergency access to Parcel 3 (Exhibit 3-4). These routes would not provide public vehicular access, but would only be used for emergency access. This access location was selected to comply with the NTFPD’s requirement that adequate site access be provided in opposing quadrants of the project site. The NTFPD would be able to access the site via this new route with trucks, ambulances, and fire hoses, as needed.

In response to its preliminary review of the project, the NTFPD provided a list of design conditions, some of which are encompassed in the requirements of local and state code or ordinances, and some that are specific to NTFPD. These conditions include specifications in regards to building design such as the composition of exterior building materials, and alarm system function; as well as landscape design such as defensible space requirements. The NTFPD will have the opportunity to review the tentative project site maps before construction begins to ensure these conditions are met. At the time of final NTFPD review, the NTFPD will have the opportunity to place additional requirements on the project, if needed. The design conditions specified by the NTFPD are included as Appendix G to this EA/EIR.

The potential for an increase in fires and accidents is inherent with any increase in resident population. The NTFPD has stated it can and will serve the project, however, the NTFPD has also stated that current staffing and equipment may or may not be sufficient to address the increased demand on fire protection associated with development of Alternative A. The project applicant would pay developer fees based on developed living space (including garages). It is expected that this fee would fund improvements that would help mitigate for the additional service calls that NTFPD could be expected to receive from the proposed project. Also, as stated above, NTFPD may place additional requirements on the developer to ensure that adequate service is provided to the new (and existing) residents. These requirements may be levied at the time of project approval and would likely consist of additional fees to fund staff augmentation and/or equipment purchase.

Alternative A would include adequate fire protection facilities, including sprinkler systems in all buildings and fire hydrants on the project site, and would incorporate all of the design conditions or acceptable substitutions specified by the NTFPD, and by local and state codes, to secure the department’s final approval. In addition,

Alternative A would pay the required developer fees to mitigate for the project's increased service calls to NTFPD. Therefore, this impact is considered **less than significant**.

**IMPACT**            **Increased Demand for Police Services.** *Implementation of Alternative A would result in an incremental increase in the local demand for police services, which could result in a need for the addition of 1/3 PCSD deputy to effectively maintain the existing level of service.*  
13.A-9

**Significance**    *Less Than Significant*

**Mitigation**    *No Mitigation is Required*

**Significance after Mitigation**    *Less Than Significant*

Alternative A would add approximately 292 new TAU and affordable/employee housing occupants to the Tahoe Vista area, which would be served by the approximately 40 PCSD officers associated with the two Lake Tahoe area substations, located in Carnelian Bay and Tahoe City, approximately 2.5 miles and 8 miles southwest of Tahoe Vista, respectively. The project site is located in PCSD's Kings Beach Beat, which has at least one officer patrolling the area 24 hours/day. From 8:00 PM to 2:00 AM, there are two units on this patrol. The response time goal for the project area is currently 5 to 7 minutes, and, in general, the current response time meets that goal (Armstrong, pers. comm., 2005).

Using PCSD's current service ratio goal of 1 officer to every 1,000 residents in their service area, Alternative A could be expected to require the addition of 1/3 PCSD deputy to serve the new residents and effectively maintain the existing level of service. Police emergency response times may increase with Alternative A, because emergency response often originates from squad cars on patrol beats, rather than from the station itself. There is currently no developer impact fee to offset the costs of expanding PCSD service, but PCSD is evaluating the need for such a fee in the Lake Tahoe Basin.

PCSD typically provides "will serve" letters to proponents of new residential projects, indicating that PCSD will serve the project to the best of their ability. Although Alternative A could be expected to require the addition of 1/3 PCSD deputy to serve the new residents and effectively maintain the existing level of service, the PCSD would serve the project to the best of their ability. Therefore, this impact is considered **less than significant**.

**IMPACT**            **Increased Student Enrollment in Tahoe Vista Schools.** *Implementation of Alternative A would increase student enrollment at TTUSD's schools. Payment of the development impact fees would provide the legally maximum required level of funding under State law, and would fully mitigate project-related school impacts.*  
13.A-10

**Significance**    *Less Than Significant*

**Mitigation**    *No Mitigation is Required*

**Significance after Mitigation**    *Less Than Significant*

Alternative A would be anticipated to add new students to the Kings Beach Elementary School, North Tahoe Middle School, and North Tahoe High School. TTUSD calculated student yield rates for grades K-12 ranging from 0.062 to 0.152 student per multi-family residential unit (TTUSD 2006). Table 13-2 shows the total number of students anticipated to be generated by Alternative A, which proposes the construction of the equivalent of 55 new residential units (45 TAUs and 10 affordable/employee housing units) at the project site, given TTUSD's student yield rates.

<b>Table 13-2</b>		
<b>Anticipated New Students Generated by Alternative A</b>		
Grade Level	Multifamily Home Student Yield Rate <sup>a</sup>	Anticipated New Students <sup>b</sup>
K-5	0.152	8
6-8	0.076	4
9-12	0.062	3
<b>Total K-12</b>	<b>0.290</b>	<b>15</b>

<sup>a</sup> Student Yield Rates from 2006 TTUSD Developer Fee Justification Study.

<sup>b</sup> Anticipated number of new students calculated by multiplying proposed number of residential units (55) by student yield rate.

As presented in Table 13-2, above, Alternative A would be anticipated to generate 8 elementary school (K-5) students, 4 middle school (6-8) students, and 3 high school (9-12) students, for a total of 15 new students. These new students would likely attend Kings Beach Elementary School, North Tahoe Middle School, and North Tahoe High School. Enrollment and capacity for the overall Tahoe Area schools is detailed in Table 13-3, which identifies area-wide excess capacity through the 2009-2010 school year. Although it would appear that Tahoe Area schools would be able to accommodate the new students generated by Alternative A, it is important to note that other planned and probable future developments in the area, in addition to the proposed project, would also likely add new students to these schools, further using up the projected available capacity.

Table 13-3 presents enrollment projections for each school that would potentially serve the proposed project. A comparison of the projected enrollment and existing capacity for the selected elementary and middle school facilities shows that these schools will have excess capacity through the 2009-2010 school year; however, the projection for the North Tahoe High School attendance area shows enrollment levels would exceed the facility's existing (2006/07 school year) student capacity of 551 students (TTUSD 2003). A reconstruction project at the high school began in 2004 that involved the construction of a 91,000-square-foot facility including an auditorium, a media/tech center, and new classrooms to accommodate a projected influx in student enrollment and the projections shown for the high school in Table 13-3 (TTUSD 2006). Facility construction was completed in the fall of 2007. This would be prior to the anticipated initial occupancy of the proposed project units. It is anticipated that planned and probable future developments in the area would likely use any available capacity and, thus, it is anticipated that additional capacity at every grade level would be necessary (TTUSD 2006).

<b>Table 13-3</b>				
<b>Project Area School Capacity Compared to Projected Resident Students</b>				
	School Year			
	2006-2007	2007-2008	2008-2009	2009-2010
<b>Kings Beach Elementary School</b>				
Projected Enrollment	485	496	496	492
Existing Capacity	524	524	524	524
Projected Excess Capacity	39	28	28	32
<b>North Tahoe Middle School</b>				
Projected Enrollment	376	351	349	350
Existing Capacity	493	493	493	493
Projected Excess Capacity	117	142	144	143
<b>North Tahoe High School</b>				
Projected Enrollment	674	668	663	612
Existing Capacity	551	551	551	551
Projected Excess Capacity	-123	-117	-112	-61

Source: TTUSD 2006

As allowed by State law, the project applicant would pay the state-mandated school impact fees to TTUSD for new residential and commercial construction in the district boundaries. The fees are used to mitigate the impact of new development in the district and can only be used for capital outlay expenses related to development in the district (e.g., new construction, reconstruction, portable classrooms, etc.). The current residential developer fee rate for new residential construction and residential additions (as of 2006) is \$2.63 per square foot of living area, when the new living area is over 500 square feet. The current developer fee rate for commercial development is \$0.42 per square foot (TTUSD 2006). Features such as garages, porches, and decks are exempt from fee assessment. The California Legislature has declared that the school impact fee is deemed to be full and adequate mitigation under CEQA. (Government Code Section 65996.) Section 65996 does not provide for remediation of existing deficiencies in school services. With payment of the state-mandated school impact fees to mitigate potential adverse impacts on schools resulting from Alternative A, this impact is therefore considered **less than significant**.

**IMPACT**                      **Increased Demand for Postal Service.** *Implementation of Alternative A would result in an increased demand for postal services. Although street delivery is not available in Tahoe Vista, the TVCP contains an action element to provide home mail service throughout the area, with a specific requirement that appropriate facilities for mail delivery be provided.*

13.A-11

**Significance**              *Potentially Significant*

**Mitigation**              *Mitigation Measure 13.A-11. Install Appropriate Facilities for Mail Delivery.*

**Significance after Mitigation**      *Less Than Significant*

Alternative A would generate approximately 292 new residents (TAU and affordable/employee housing unit occupants) in the Tahoe Vista area, necessitating postal services. The Tahoe Vista Post Office is located near the project site at 7005 North Lake Boulevard. The Post Office is undersized to accommodate the current population that resides in Tahoe Vista (Martin, pers. comm., 2005) and the project’s addition of 292 new residents would exacerbate this situation.

Street delivery service is not available in Tahoe Vista. Although it is acknowledged that picking up one’s mail from the Tahoe Vista Post Office (or nearby post office) may be considered an inconvenience, no new postal facilities would be constructed in Tahoe Vista because of the proposed project. Indirectly, the increase in residents may result in increased vehicle trips to the Post Office and potential safety concerns (especially in snow conditions). However, mail pickup from the post office is the current practice in Tahoe Vista and would continue with implementation of Alternative A. In addition, the TVCP contains an action element to provide home mail service throughout the area, with a specific requirement that appropriate facilities for mail delivery be provided, such as an area for mail cluster boxes, an area for the mail carrier to park, and a parking area for residents. Therefore, this impact is considered **potentially significant**.

## **ALTERNATIVE B— REDUCED DEVELOPMENT**

**IMPACT**                      **Increased Demand for Water Supply, Treatment, Distribution, and Storage.** *This impact is the same as Impact 13.A-1 described above for Alternative A. However, the Alternative B (49 units [39 TAUs and 10 affordable/employee units], approximately 258 residents) total peak day water demand would be approximately 75,000 gpd. NTPUD has indicated that improvements to the existing water supply, treatment, distribution, and/or storage systems are needed to serve increased water demands. In September 2007 NTPUD approved a new water connection fee to help pay for system-wide improvements to the water system, including improvements to accommodate projected increases in water service demands resulting from new development in the NTPUD service area. As established by NTPUD these fees have been determined to be sufficient to provide for the water*

13.B-1

*system improvements necessary to accommodate additional development, including Alternative B development, in the NTPUD service area.*

**Significance** *Less Than Significant*

**Mitigation** *No Mitigation is Required*

**Significance after Mitigation** *Less Than Significant*

**IMPACT 13.B-2** **Increased Demand for Wastewater Service.** *This impact is the same as Impact 13.A-2 described above for Alternative A. However, Alternative B (49 units [39 TAUs and 10 affordable/employee units], approximately 258 residents) would generate a total peak day wastewater discharge of approximately 116,000 gpd. The T-TSA's treatment facility would adequately serve Alternative B. Capacity at the NTPUD wastewater treatment facility would also be adequate to serve Alternative B, however future improvements to the existing NTPUD wastewater conveyance facilities are necessary to maintain service. In September 2007 NTPUD approved modifications to the existing sewer connection fee in part to obtain funds for improvements to the existing wastewater facilities. The adjusted sewer connection fee would apply to Alternative B. As established by NTPUD these fees have been determined to be sufficient to provide for the wastewater system improvements necessary to accommodate additional development, including Alternative B development, in the NTPUD service area.*

**Significance** *Less Than Significant*

**Mitigation** *No Mitigation is Required*

**Significance after Mitigation** *Less Than Significant*

**IMPACT 13.B-3** **Increased Demand for Solid Waste Services.** *This impact is the same as Impact 13.A-3 described above for Alternative A. However, Alternative B (49 units [39 TAUs and 10 affordable/employee units], approximately 258 residents) would generate approximately 1,806–2,064 pounds of solid waste per day, which equates to approximately 330–377 tons of solid waste annually, not including construction waste, requiring collection and disposal by TTSD. TTSD would be able to serve development associated with Alternative B, which would not be expected to adversely affect TTSD's existing services or facilities.*

**Significance** *Less Than Significant*

**Mitigation** *No Mitigation is Required*

**Significance after Mitigation** *Less Than Significant*

**IMPACT 13.B-4** **Increased Demand for Electricity and Required Extension of Electrical Infrastructure.** *This impact is the same as Impact 13.A-4 described above for Alternative A. Implementation of Alternative B would increase the demand for electricity and electrical infrastructure at the site. Sierra Pacific Power Company would be able to provide electricity to the site and the increase in demand for electricity would not be substantial in relation to the existing electricity consumption in Sierra Pacific Power Company's service area.*

**Significance** *Less Than Significant*

**Mitigation** *No Mitigation is Required*

**Significance after Mitigation** *Less Than Significant*

**IMPACT 13.B-5** **Increased Demand for Natural Gas and Required Extension of Natural Gas Infrastructure.** *This impact is the same as Impact 13.A-5 described above for Alternative A. Implementation of Alternative B would increase demand for natural gas. Southwest Gas Corporation would be able to provide natural gas services to the site, provided necessary improvements are installed.*

**Significance** *Less Than Significant*

**Mitigation** *No Mitigation is Required*

**Significance after Mitigation** *Less Than Significant*

**IMPACT 13.B-6** **Increased Demand for Telecommunications Service.** *This impact is the same as Impact 13.A-6 described above for Alternative A. Implementation of Alternative B would result in an increased demand for telecommunications services. Although limited on- and off-site improvements would be necessary to establish service, SBC would be able to serve the level of development associated with Alternative B.*

**Significance** *Less Than Significant*

**Mitigation** *No Mitigation is Required*

**Significance after Mitigation** *Less Than Significant*

**IMPACT 13.B-7** **Emergency Access During Construction.** *This impact is the same as Impact 13.A-7 described above for Alternative A. Construction activities associated with Alternative B could temporarily interfere with the ability of the Placer County Sheriff's Department and the North Tahoe Fire Protection District to provide emergency services to the project area, particularly those parcels adjacent to the site.*

Significance *Potentially Significant*

Mitigation *Mitigation Measures 13.B-7. Ensure Emergency Access During Construction.*

Significance after Mitigation *Less Than Significant*

**IMPACT 13.B-8** **Increased Demand for Fire Protection.** *This impact is the same as Impact 13.A-8 described above for Alternative A. Implementation of Alternative B would result in an incremental increase in the local demand for fire protection.*

Significance *Less Than Significant*

Mitigation *No Mitigation is Required*

Significance after Mitigation *Less Than Significant*

**IMPACT 13.B-9** **Increased Demand for Police Services.** *This impact is the same as Impact 13.A-9 described above for Alternative A. Implementation of Alternative B (approximately 258 residents) would result in an incremental increase in the local demand for police services, which could result in a need for the addition of 1/4 PCSD deputy to effectively maintain the existing level of service.*

Significance *Less Than Significant*

Mitigation *No Mitigation is Required*

Significance after Mitigation *Less Than Significant*

**IMPACT 13.B-10** **Increased Student Enrollment in Tahoe Vista Schools.** *Implementation of Alternative B would increase student enrollment at TTUSD's schools. Payment of the development impact fees would provide the legally maximum required level of funding under State law, and would fully mitigate school impacts associated with Alternative B.*

Significance *Less Than Significant*

Mitigation *No Mitigation is Required*

Significance after Mitigation *Less Than Significant*

Alternative B would add new students to the Kings Beach Elementary School, North Tahoe Middle School, and North Tahoe High School. Table 13-4 shows the total number of students anticipated to be generated by Alternative B, which would include the construction of 49 new residential units (39 TAUs and 10 affordable/employee housing units) at the site, and given TTUSD's student yield rates identified in Impact 13.A-10.

Table 3-4 shows that Alternative B would be anticipated to generate a total of 14 new K–12 students. These new students would likely attend Kings Beach Elementary School, North Tahoe Middle School, and North Tahoe High School. Tables 13-1 and 13-3 show excess capacity through 2009–2010 for the Tahoe Area as a whole and for the affected elementary and middle schools. As discussed in Impact 13.A-10, new construction at the high school would provide adequate capacity to meet projected student enrollment. While it appears that these schools would be able to accommodate the new students generated by Alternative B, it is anticipated that together with other planned and probable future developments in the area that would also likely add new students to these schools that the projected available capacity could be exceeded in the planning horizon. As such, it is projected that additional capacity at every grade level would be necessary.

Grade Level	Multifamily Home Student Yield Rate <sup>a</sup>	Anticipated New Students <sup>b</sup>
K–5	0.152	7
6–8	0.076	4
9–12	0.062	3
<b>Total K–12</b>	<b>0.290</b>	<b>14</b>

a Student Yield Rates from 2003 TTUSD Developer Fee Justification Study.  
b Anticipated number of new students calculated by multiplying number of residential units under Alternatives B and C (49) by student yield rate.

The project applicant would comply with the TTUSD fee requirement for new residential and commercial construction in the district boundaries (discussed in Impact 13.A-10), which would mitigate potential adverse impacts to schools, resulting from implementation of Alternative B. This impact is therefore considered **less than significant**.

**IMPACT 13.B-11**      *Increased Demand for Postal Service. This impact is the same as Impact 13.A-11 described above for Alternative A. Implementation of Alternative B would result in an increased demand for postal services. Although street delivery is not available in Tahoe Vista, the TVCP contains an action element to provide home mail service throughout the area, with a specific requirement that appropriate facilities for mail delivery be provided.*

**Significance**      *Potentially Significant*

**Mitigation**      *Mitigation Measure 13.B-11. Install Appropriate Facilities for Mail Delivery.*

**Significance after Mitigation**      *Less Than Significant*

### **ALTERNATIVE C—REDUCED DEVELOPMENT WITH RECREATION ELEMENTS**

**IMPACT 13.C-1**      *Increased Demand for Water Supply, Treatment, Distribution, and Storage. This impact is the same as Impact 13.A-1 described above for Alternative A. However, the Alternative C (49 units [39 TAUs and 10 affordable/employee units], approximately 258 residents) total peak day water demand would be approximately 75,000 gpd. NTPUD has indicated that improvements to the existing water supply, treatment, distribution, and/or storage systems are needed to serve increased water demands. In September 2007 NTPUD approved a new water connection fee to help pay for system-wide improvements to the water system, including improvements to accommodate projected increases in water service demands resulting from new development in the NTPUD service area. As established by NTPUD these fees have been determined to be sufficient to provide for the water system improvements necessary to accommodate additional development, including Alternative C development, in the NTPUD service area.*

**Significance** *Less Than Significant*

**Mitigation** *No Mitigation is Required*

**Significance after Mitigation** *Less Than Significant*

**IMPACT 13.C-2** **Increased Demand for Wastewater Service.** *This impact is the same as Impact 13.A-2 described above for Alternative A. However, Alternative C (49 units [39 TAUs and 10 affordable/employee units], approximately 258 residents) would generate a total peak day wastewater discharge of approximately 116,000 gpd. The T-TSA's treatment facility would adequately serve Alternative C. Capacity at the NTPUD wastewater treatment facility would also be adequate to serve Alternative C, however future improvements to the existing NTPUD wastewater conveyance facilities are necessary to maintain service. In September 2007 NTPUD approved modifications to the existing sewer connection fee in part to obtain funds for improvements to the existing wastewater facilities. The adjusted sewer connection fee would apply to Alternative C. As established by NTPUD these fees have been determined to be sufficient to provide for the wastewater system improvements necessary to accommodate additional development, including Alternative C development, in the NTPUD service area.*

**Significance** *Less Than Significant*

**Mitigation** *No Mitigation is Required*

**Significance after Mitigation** *Less Than Significant*

**IMPACT 13.C-3** **Increased Demand for Solid Waste Services.** *This impact is the same as Impact 13.A-3 described above for Alternative A. However, Alternative C (49 units [39 TAUs and 10 affordable/employee units], approximately 258 residents) would generate approximately 1,806–2,064 pounds of solid waste per day, which equates to approximately 330–377 tons of solid waste annually, not including construction waste, necessitating collection and disposal by TTSD. TTSD would be able to serve development associated with Alternative C, which would not be expected to adversely affect TTSD's existing services or facilities.*

**Significance** *Less Than Significant*

**Mitigation** *No Mitigation is Required*

**Significance after Mitigation** *Less Than Significant*

**IMPACT 13.C-4** **Increased Demand for Electricity and Required Extension of Electrical Infrastructure.** *This impact is the same as Impact 13.A-4 described above for Alternative A. Implementation of Alternative C would increase the demand for electricity and electrical infrastructure at the site. Sierra Pacific Power Company would be able to provide electricity to the site and the increase in demand for electricity would not be substantial in relation to the existing electricity consumption in Sierra Pacific Power Company's service area.*

**Significance** *Less Than Significant*

**Mitigation** *No Mitigation is Required*

**Significance after Mitigation** *Less Than Significant*

**IMPACT 13.C-5** **Increased Demand for Natural Gas and Required Extension of Natural Gas Infrastructure.** *This impact is the same as Impact 13.A-5 described above for Alternative A. Implementation of Alternative C would increase demand for natural gas. Southwest Gas Corporation would be able to provide natural gas services to the site, provided necessary improvements are installed.*

**Significance** *Less Than Significant*

**Mitigation** *No Mitigation is Required*

**Significance after Mitigation** *Less Than Significant*

**IMPACT 13.C-6** **Increased Demand for Telecommunications Service.** *This impact is the same as Impact 13.A-6 described above for Alternative A. Implementation of Alternative C would result in an increased demand for telecommunications services. Although limited on- and off-site improvements would be necessary to establish service, SBC would be able to serve the level of development associated with Alternative C.*

**Significance** *Less Than Significant*

**Mitigation** *No Mitigation is Required*

**Significance after Mitigation** *Less Than Significant*

**IMPACT 13.C-7** **Emergency Access During Construction.** *This impact is the same as Impact 13.A-7 described above for Alternative A. Construction activities associated with Alternative C could temporarily interfere with the ability of the Placer County Sheriff's Department and the North Tahoe Fire Protection District to provide emergency services to the project area, particularly those parcels adjacent to the site.*

Significance *Potentially Significant*

Mitigation *Mitigation Measure 13.C-7. Ensure Emergency Access During Construction.*

Significance after Mitigation *Less Than Significant*

**IMPACT 13.C-8** **Increased Demand for Fire Protection.** *This impact is the same as Impact 13.A-8 described above for Alternative A. Implementation of Alternative C would result in an incremental increase in the local demand for fire protection.*

Significance *Less Than Significant*

Mitigation *No Mitigation is Required*

Significance after Mitigation *Less Than Significant*

**IMPACT 13.C-9** **Increased Demand for Police Services.** *This impact is the same as Impact 13.A-9 described above for Alternative A. Implementation of Alternative C (approximately 258 residents) would result in an incremental increase in the local demand for police services, which could result in a need for the addition of 1/4 PCSD deputy to effectively maintain the existing level of service.*

Significance *Less Than Significant*

Mitigation *No Mitigation is Required*

Significance after Mitigation *Less Than Significant*

**IMPACT 13.C-10** **Increased Student Enrollment in Tahoe Vista Schools.** *This impact is the same as Impact 13.B-10 described above for Alternative B in that it would increase student enrollment at TTUSD's schools. Payment of the development impact fees would provide the legally maximum required level of funding under State law, and would fully mitigate school impacts associated with Alternative C.*

Significance *Less Than Significant*

Mitigation *No Mitigation is Required*

Significance after Mitigation *Less Than Significant*

**IMPACT**            **Increased Demand for Postal Service.** *This impact is the same as Impact 13.A-11 described above for Alternative A. Implementation of Alternative C would result in an increased demand for postal services. Although street delivery is not available in Tahoe Vista, the TVCP contains an action element to provide home mail service throughout the area, with a specific requirement that appropriate facilities for mail delivery be provided.*

**Significance**    *Potentially Significant*

**Mitigation**    *Mitigation Measure 13.C-11. Install Appropriate Facilities for Mail Delivery.*

**Significance after Mitigation**    *Less Than Significant*

## **ALTERNATIVE D—NO PROJECT ALTERNATIVE**

Under this alternative, no action would be taken, and the existing conditions would remain. Because no new residents would be added to the Tahoe Vista area, as would result under the proposed project, there would not be an increase in demand for public services and utilities above the existing demand. Therefore, no reductions in the level/quality of existing services and utilities would occur and no new or expanded services and utilities would be required.

### **13.3.4 MITIGATION MEASURES**

#### **ALTERNATIVE A—PROPOSED PROJECT**

##### **Mitigation Measure 13.A-7. Ensure Emergency Access During Construction.**

The project applicant shall prepare and submit an emergency access plan to TRPA, Placer County Engineering and Surveying Department (ESD), Placer County Sheriff's Department, and the NTFPD for review and approval before construction permits are issued. The plan shall include detailed descriptions of how emergency access would be maintained throughout project construction. Emergency access measures are expected to include the following:

- ▶ Phasing construction activities to provide continual access to emergency vehicles during construction;
- ▶ Backfilling trenches and/or placing metal plates over the trenches at the end of each workday;
- ▶ Using alternate access routes as needed; and
- ▶ Notifying the Placer County Sheriff's Department and the NTFPD of construction activities and providing these agencies with a copy of the emergency access plan.

##### **Mitigation Measure 13.A-11. Install Appropriate Facilities for Mail Delivery.**

Before occupancy of the proposed project, the project applicant shall install clustered postal boxes near the entrance of the project site, provide an area for the mail carrier to park, and provide a parking area for residents, to allow for postal delivery if this service is provided in the future.

**ALTERNATIVE B—REDUCED DEVELOPMENT**

Mitigation Measure 13.B-7. Ensure Emergency Access During Construction.

See Mitigation Measure 13.A-7 described above for Alternative A. The same mitigation measure would apply.

Mitigation Measure 13.B-11. Install Appropriate Facilities for Mail Delivery.

See Mitigation Measure 13.A-11 described above for Alternative A. The same mitigation measure would apply.

**ALTERNATIVE C—REDUCED DEVELOPMENT WITH RECREATION ELEMENTS**

Mitigation Measure 13.C-7. Ensure Emergency Access During Construction.

See Mitigation Measure 13.A-7 described above for Alternative A. The same mitigation measure would apply.

Mitigation Measure 13.C-11. Install Appropriate Facilities for Mail Delivery.

See Mitigation Measure 13.A-11 described above for Alternative A. The same mitigation measure would apply.

**ALTERNATIVE D—NO PROJECT**

No mitigation is required.