

## 19 OTHER CEQA- AND TRPA-MANDATED SECTIONS

### 19.1 SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

CEQA Section 21100(b)(2)(A) provides that an EIR shall include a detailed statement setting forth “[i]n a separate section... [a]ny significant effect on the environment that cannot be avoided if the project is implemented.” State CEQA Guidelines Section 15126.2(b) requires that an EIR describe any significant impacts, including those that can be mitigated but not reduced to a level of insignificance. Chapters 6 through 17 of this EA/EIR address the potential environmental effects of the proposed project and project alternatives for all applicable environmental topic areas, and recommend mitigation measures, as necessary, to mitigate project effects to the extent feasible. Cumulative impacts of the proposed project and project alternatives are discussed in Chapter 18, “Cumulative Impacts,” of this EA/EIR. The analyses in Chapters 6 through 18 conclude that the project impacts are less than significant or that mitigation measures recommended in this EA/EIR would reduce significant impacts to a less-than-significant level. Therefore, the proposed project would not result in any significant unavoidable effects on the environment.

### 19.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

CEQA Section 21100(b)(2)(B) provides that an EIR shall include a detailed statement setting forth “[i]n a separate section... [a]ny significant effect on the environment that would be irreversible if the project is implemented.” State CEQA Guidelines Section 15126.2(c) provides the following guidance for an analysis of significant irreversible changes of a project:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible because a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement that provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

The irreversible and irretrievable commitment of resources is the permanent loss of resources for future or alternative purposes. Irreversible and irretrievable resources are those that cannot be recovered or recycled or those that are consumed or reduced to unrecoverable forms. As discussed in Chapter 3, “Project Description,” and Chapter 4, “Alternatives,” of this EA/EIR, implementation of the proposed project or project alternatives would eliminate the existing Sandy Beach Campground and result in the construction of tourist accommodation units (TAUs), 10 affordable/employee housing units, street frontage improvements, and an easement for a multiple use (including bicycles) public trail. Approval of the project would, to some extent, commit future generations to use of the site for TAUs and affordable/employee housing. The proposed project and project alternatives, with the exception of the No-Project Alternative, would result in the irreversible and irretrievable commitment of energy and material resources during construction and operations.

Energy would be expended in the form of gasoline, diesel fuel, and oil for equipment and transportation vehicles, and human labor. Electricity would be expended for the construction and operations of the residential units and associated structures. Building materials for the project would include rocks, wood, concrete, glass, roof shingles, steel and other materials. Construction activities would generate non-recyclable materials, such as solid waste and construction debris. The use of these nonrenewable resources is expected to account for a small portion of the resources in the Lake Tahoe Basin and their area of origin (generally, northern California and Nevada) and would not affect the availability of these resources for other needs within the Basin.

## **19.3 RELATIONSHIP BETWEEN SHORT-TERM USES OF THE ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY**

Chapter 5 of TRPA's Code of Ordinances requires a discussion of the relationship between a project's local short-term uses of the environment and the maintenance and enhancement of long-term productivity. The following discussion addresses how the Tahoe Vista Partners, LLC Affordable Housing and Interval Ownership Development Project would affect the short-term use and the long-term productivity of the environment. In general, "short-term" is used here to refer to the construction period, while "long-term" refers to the operational life of the proposed project and beyond.

The proposed project would be located on a partially developed site, the Sandy Beach Campground, which has 174,324 sf of impervious surfaces (including 109,708 sf of compacted dirt). The proposed project would eliminate the existing campground and reduce the amount of impervious surface at the site by approximately 5,263 sf, but would construct 45 TAUs, a clubhouse/administration building, 10 affordable/employee residential housing units, improvements to an existing 2-story commercial building, and SR 28 frontage improvements. The project would employ an estimated three full-time and four part-time employees, including a full-time site manager.

Implementation of the proposed project would result in short-term construction-related impacts such as local traffic and circulation interference, limited air emissions, increased ambient noise levels, and wildlife disturbance. These impacts would be temporary, occurring only during construction, and are not expected to alter the long-term productivity of the natural environment.

The proposed project would assist in the long-term productivity of sustaining and supporting social and economic health on the Lake Tahoe north shore by providing 45 TAUs and 10 units of deed-restricted affordable/employee housing. The TAUs would support year-round tourism in the north Lake Tahoe area, which would provide an economic benefit to the Lake Tahoe business community and foster employee retention. In addition, the affordable/employee housing units would be located in close proximity to local employment opportunities and community services and would assist in meeting the housing needs of the north Lake Tahoe area as well as help to reduce the demand for affordable/employee housing in areas outside of the immediate Lake Tahoe area (such as Truckee).

## **19.4 GROWTH-INDUCING IMPACTS OF THE PROPOSED PROJECT**

CEQA Section 21100(b)(5) specifies that the growth-inducing impacts of a project must be addressed in an EIR. Section 15126.2(d) of the State CEQA Guidelines states that a proposed project is growth-inducing if it could "foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment." Direct growth inducement would result if a project involved, for example, the construction of new housing. Indirect growth inducement would result if a project established substantial new permanent employment opportunities (e.g., new commercial, industrial, or governmental enterprises), involved a construction effort with substantial short-term employment opportunities that would indirectly stimulate the need for additional housing and services, or removed an obstacle to housing development. Examples of growth-inducing actions include developing water, wastewater, fire, or other types of service areas in not previously served, extending transportation routes into previously undeveloped areas, and establishing major new employment opportunities.

The proposed project would directly induce growth by replacing the existing 27 camping and recreational vehicle (RV) sites at the Sandy Beach Campground with 45 TAUs and 10 deed-restricted affordable/employee housing units. As described in Chapter 3, "Project Description," of this EA/EIR, the maximum number of full-time occupants associated with the 10 affordable/employee housing units would be six persons per residence (two

persons per 3-bedroom housing unit) for a total of up to 60 residents. Assuming the maximum occupancy rates would be similar for the fractional units, the 45 TAUs would add 232 occupants to the site, assuming all units were fully occupied. The combined total for the affordable/employee housing units and TAUs is estimated to be 292 occupants.

Because the project site is currently occupied by the Sandy Beach Campground, it is served by a roadway, utilities and public services, the project would not result in the extension of roads or utilities into an undeveloped area and would not remove obstacles to growth. In addition, the existing main 2-story commercial building would continue to be used as a restaurant, office, and apartment. There would be no increase in commercial or retail elements on the site.

The project would generate a temporary demand for construction workers during the construction phases of the project; however, their presence would be temporary and they would not substantially foster economic growth or population growth in the Basin. When in operation, the TAUs and affordable/employee housing complex would generate the need for an estimated three full-time employees, including a full-time site manager. The addition of three full-time positions is not considered substantial growth. Therefore, the proposed project would not foster substantial economic growth or generate a significant number of new jobs.

Because the project would develop 45 new TAUs and 10 new affordable/employee housing units, it would directly foster growth. Therefore, the project would be considered growth inducing. Notwithstanding, the TAUs provide tourist accommodations and not permanent residents to the area, and the intent of the affordable/employee housing units is to meet the existing need for affordable workforce housing in the Tahoe area. It is likely that the occupants of the affordable/employee housing units would include people that relocate from within the Tahoe Basin and people that relocate from outside of the Basin (i.e., Truckee) because they already have employment in the Basin.

## **19.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE / ENVIRONMENTALLY PREFERRED ALTERNATIVE**

Because the No Project Alternative would avoid the adverse impacts generated by Alternative A (Table 2-2), it is considered the environmentally superior alternative with respect to CEQA. This alternative, however, would not meet the project objectives as stated in Chapter 3, “Project Description,” of this EA/EIR. In addition, if the environmentally superior alternative is the No Project Alternative, CEQA Guidelines Section 15126(d)(2) requires that the EIR shall identify another alternative as environmentally superior. As shown in Table 2-2, of the remaining alternatives, Alternative C, Reduced Development with Recreation Elements, is the environmentally superior alternative among the other alternatives because it would:

- ▶ reduce the amount of land coverage, which would reduce soils, hydrologic, and biological impacts;
- ▶ reduce the number of tourist accommodation units and occupants at the complex, which would reduce the associated traffic, air quality, noise, and utilities and public services impacts;
- ▶ include several recreational elements such as a kayak/bicycle concessionaire’s facility, a public pedestrian footpath, bicycle racks, and a Sandy Beach Recreation Area shared day use parking area; and
- ▶ meet the project objectives listed in Section 3.3 of Chapter 3, “Project Description.”