

CITY OF SOUTH LAKE TAHOE
1052 Tata Lane
South Lake Tahoe, CA 96150
Phone: (530) 542-7472
www.cityofslt.us

TAHOE REGIONAL PLANNING AGENCY
PO Box 5310
Stateline, NV 89449
Phone: (775) 588-4547
www.trpa.org

This notice is being issued jointly by the City of South Lake Tahoe and the Tahoe Regional Planning Agency (TRPA) and meets California Environmental Quality Act (CEQA) and Tahoe Regional Planning Agency (TRPA) noticing requirements for a Notice of Preparation.

NOTICE OF PREPARATION

To: California State Clearinghouse
Nevada State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations

Subject: Notice of Preparation of a Draft Environmental Impact Report (EIR)/Environmental Impact Statement (EIS) for the Tahoe Valley Area Plan, South Lake Tahoe, California.

Lead Agencies:

City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150
Contact : John Hitchcock, Planning Manager
Phone : (530) 542-7472
Fax : (530) 541-7524
Email : jhitchcock@cityofslt.us

Tahoe Regional Planning Agency
P.O. Box 5310
128 Market Street
Stateline, NV 89448
Contact: Brandy McMahon, Principal Planner
Phone: (775) 589-5274
Fax: (775) 588-4527
Email: bcmahon@trpa.org

Project Title: Tahoe Valley Area Plan

Project Applicant: City of South Lake Tahoe

Project Location: The 335-acre Tahoe Valley planning area lies in the Tahoe region of the Sierra Nevada Mountains and is located within the City of South Lake Tahoe, California. The Tahoe Valley planning area is centered on the intersection of US Highway 50 and State Route 89 commonly referred to as "South Y". The Tahoe Valley Area Plan is bounded by 10th Street to the north, Julie Lane to the west, E Street the south, and the Truckee River/Marsh to the east. Figure 1 illustrates the extent of the project location.

Both the City and TRPA have determined that the proposed project will need a detailed environmental impact analysis and are preparing a joint EIR/EIS to inform agency decision makers about the potential environmental effects of the proposed Tahoe Valley Area Plan. This joint document will serve as an EIR prepared by the City of South Lake Tahoe pursuant to the California Environmental Quality Act (CEQA)

and an EIS prepared by TRPA pursuant to its Compact, Chapter 3 of the Code of Ordinances, and Article 6 of the Rules of Procedures. This notice meets the CEQA and TRPA noticing requirements for a Notice of Preparation (NOP). The purpose of this NOP is to inform agencies and the general public that this environmental document is being prepared for this project and to invite specific comments on its scope and content.

The views of interested persons, organizations, and agencies as to the scope and content of the information to be included and analyzed in the EIR/EIS is requested. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibilities in connection with the proposed project. The project description, potential environmental effects of the proposed project and alternatives (to the extent known) are provided below.

PROJECT DESCRIPTION

The Tahoe Valley Area Plan (Area Plan) serves as the comprehensive land use and zoning plan for the Tahoe Valley area, consistent with the Lake Tahoe Regional Plan (Regional Plan) and the City of South Lake Tahoe General Plan (General Plan). The plan is intended to realize the community's vision, assist in achieving and maintaining TRPA's Environmental Threshold Carrying Capacities, implement the City of South Lake Tahoe Sustainability Plan, implement the Tahoe Metropolitan Planning Organization's Sustainable Communities Strategy, and implement the TRPA Regional Plan and City's General Plan.

The Area Plan provides more detailed direction for the Tahoe Valley area and incorporates both the Regional Plan and the General Plan by reference, including the respective implementing ordinances. The Area Plan integrates these plans to the extent practical in order to simplify compliance with local and regional requirements, and improve the efficiency of plan administration. The Tahoe Valley Area Plan defines land use regulations and guidelines for planning decisions. The Tahoe Valley Area Plan presents principles, goals, policies and implementation strategies designed to encourage redevelopment, create a vibrant walkable pedestrian oriented community and provide for environmental improvements. The Area Plan will be used by the City and TRPA to review specific development proposals in Tahoe Valley. The Plan also provides direction to property owners, community groups, and interested individuals in planning and design of development and redevelopment projects.

The plan will incorporate land use regulations, zoning, development standards, implementation strategies, and needed environmental improvements for the area, and encourages new development and redevelopment that enhances the built environment in order to revitalize the Tahoe Valley community. Renovation of this gateway to the south shore is important to achieving the City's economic development goals for revitalizing the community, improving infrastructure, and diversifying the local tax base. Renovation of the Tahoe Valley area is also important to attaining and maintaining TRPA's environmental threshold standards by improving stormwater management, enhancing scenic quality, providing non-automobile transportation options, and facilitating the restoration of sensitive land.

The Tahoe Valley Area Plan, once adopted, will become a part of TRPA's Regional Plan and an implementing document of the South Lake Tahoe General Plan. It will replace Plan Area Statement (PAS) 110, South "Y", which currently provides land use zoning in the area, and the City-wide Design Standards which regulate the design of development.

The proposed project involves revitalization of the Tahoe Valley area to meet the goals, policies, and objectives of the City of South Lake Tahoe General Plan and TRPA Regional Plan and the community's

vision for the Tahoe Valley Area Plan. This alternative would focus on revitalization of the Tahoe Valley area into a walkable and connected mixed-use pattern that creates a diversity of housing choices and concentration of residential and tourist serving commercial and public services that are easily accessible by non-automotive modes of transportation. This alternative would also adopt design standards that reflect the community's vision and encourage active streetscapes and architectural features that reflect Tahoe's mountain identity and proposes to reduce the overall maximum height permitted by the TRPA Code of Ordinances. To incentivize the revitalization of aging development and promote land coverage transfer and restoration of Stream Environment Zones (SEZs), an alternative land coverage management system is proposed (pursuant to TRPA Code Section 13.5.3.B) which would allow additional coverage for properties located in the proposed Town Center Core Zoning District, when excess coverage is mitigated through transfer and retirement of coverage elsewhere. This alternative would also include 15,000 square feet of additional CFA for assignment to commercial projects.

LAND USES (TRPA PLAN AREAS, CITY ZONING, ETC.)

Currently, land use guidance is provided by TRPA PAS 110, "South Y", and is designated as Commercial/Public Service by TRPA. The City of South Lake Tahoe General Plan Land Use Classification is Town Center. The surrounding adjacent land uses are predominantly residential.

POTENTIAL ALTERNATIVES

Project scoping is conducted to develop the scope and content of the information to be included and analyzed in the EIR/EIS. TRPA Code of Ordinances, Section 3.7, requires that an EIS study, develop and describe appropriate alternatives to recommended courses of action for any project that involves unresolved conflicts concerning alternative uses of available resources. CEQA requires the analysis of a reasonable range of alternatives that will foster informed decision making and public participation, including alternatives that will lessen any significant effects of the proposed project. Alternatives for evaluation in the EIR/EIS will be developed in consultation with TRPA staff based on input received from the members of the TRPA Advisory Planning Commission, TRPA Governing Board, City Council, Planning Commission and general public. Potential alternatives to the project may include, but not be limited to, the following:

- **Alternative 1 - No Action:** Assumes that the Tahoe Valley Area Plan is not adopted and no change to land use, circulation, and other policy areas occur. Under the No Action Alternative, TRPA's PAS 110 South "Y" and current City General Plan and zoning provisions will remain in effect. No allocation of additional Commercial Floor Area (CFA) is proposed in this alternative.
- **Alternative 2 – Revitalized Town Center:** This alternative proposes changes to land use, circulation, and other policy areas to promote the revitalization of the Tahoe Valley area but reduces the overall intensity of use when compared to the Proposed Project and Alternative 3. This alternative maintains the existing city-wide design standards but reduces the overall height and density permitted. This alternative also adopts TRPA land coverage incentives available to projects located within the TRPA designated Town Center Overlay District. This alternative would include 15,000 square feet of additional CFA for assignment to commercial projects.
- **Alternative 4 – Revitalized Town Center and Increased Residential Alternative:** Alternative 4 proposes changes to land use, circulation, and other policy areas to promote the revitalization of the Tahoe Valley area and increase housing choices in adjacent residential areas. This alternative expands the area plan boundary to include adjacent residential areas. This alternative maintains the existing city-wide design standards but would allow the maximum density and height permitted by the TRPA Code of Ordinances. Similar to the Proposed Project, this alternative

would also adopt a land coverage management system that would apply to properties that are located within the TRPA designated Town Center Overlay District. The land coverage management system would allow additional coverage, when excess coverage is mitigated through transfer and retirement of coverage elsewhere. This alternative would also include 15,000 square feet of additional CFA for assignment to commercial projects.

POTENTIAL ENVIRONMENTAL EFFECTS

The purpose of the EIR/EIS process is to explore in a public setting the effects of the proposed project on the physical, human, and natural environment. The City and TRPA will evaluate all significant environmental impacts of the Tahoe Valley Area Plan. Impact areas to be addressed include transportation impacts; safety; land use and zoning; aesthetics; displacements, and relocations; cultural resource impacts, including impacts on historical and archaeological resources and parklands/recreation areas; neighborhood compatibility; environmental justice; air quality; wetlands; water resources; noise; vibration; energy; wildlife and ecosystems, including endangered species; and cumulative effects. Measures to avoid, minimize, and mitigate all adverse impacts will be identified and evaluated.

INTENDED USES OF THE EIR/EIS

The City and TRPA will use this EIR/EIS to disclose potential environmental effects, and mitigation measures and alternatives that may reduce potentially significant effects, when considering the project or alternatives for approval. State responsible and trustee agencies and federal cooperating agencies may also use this EIR/EIS, as needed, for subsequent discretionary actions. Information provided in the EIR/EIS will also be used by agencies in their permitting process, including but not limited to: Caltrans, Lahontan Regional Water Quality Control Board, California Department of Fish and Game, and U.S. Army Corps of Engineers.

PUBLIC SCOPING MEETING AND COMMENT PERIOD

In compliance with the time limits mandated by TRPA and CEQA, responses should be sent at the earliest possible date, but not later than **July 10, 2014** to the City of South Lake Tahoe contact person listed above. If you represent a public agency, private firm or other entity, please indicate a contact person on your response. Duplicate responses to both lead agencies are not required. In addition to the opportunity to submit written comments, public scoping meetings are being conducted to provide an opportunity to learn more about the proposed project and to express oral comments about the content of the EIR/EIS. The scoping meetings will be held at the following times and locations:

June 11, 2014

Meeting Begins at 9:30 AM

TRPA Advisory Planning Commission

TRPA Board Rooms

128 Market Street

Stateline, NV 89449

June 19, 2014

Meeting Begins at 6:00 PM

Public Workshop and Scoping Meeting

City Council Chambers

1901 Airport Road

South Lake Tahoe, CA 96150

July 1, 2014

Meeting Begins at 9:00 AM

City Council

City Council Chambers

1901 Airport Road

South Lake Tahoe, CA 96150

July 10, 2014

Meeting Begins at 3:00 PM

City of South Lake Tahoe Planning Commission

City Council Chambers

1901 Airport Road

South Lake Tahoe, CA 96150

In addition to the public scoping meeting scheduled above, the NOP has been scheduled on TRPA's Governing Board Consent Agenda. The Governing Board meeting will be held at the following time and location:

June 25, 2014

Meeting Begins at 9:30 AM

TRPA Governing Board

TRPA Board Rooms

128 Market Street

Stateline, NV 89449



Signature: _____ Date: June 3, 2014
John Hitchcock, Planning Manager, City of South Lake Tahoe

Signature: Brandy McMahon Date: June 3, 2014
Brandy McMahon, Principal Planner, Tahoe Regional Planning Agency

FIGURE 1 – LOCATION MAP

