

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Tahoe Valley Area Plan Amendment

Lead Agency: City of South Lake Tahoe

Contact Name: John Hitchcock

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Phone Number: (530) 542-7472

Project Location: South Lake Tahoe

El Dorado County

City

County

Project Description (Proposed actions, location, and/or consequences).

The City of South Lake Tahoe (City) is seeking public comments on a proposed amendment to the Tahoe Valley Area Plan (TVAP). The City of South Lake Tahoe proposes numerous amendments to the TVAP, specifically:

- Expand the Area Plan boundary to incorporate a new Emerald Bay Connection Corridor District (17.5 acres) to the south of the current boundary, and add parcels fronting Melba Drive and parcels east of Tahoe Keys Blvd between Eloise Ave and James Ave to the Town Center (11.5 acres). See attached map.

- Update various area plan sections: land use, community design and housing; revitalization and economic development; development/design standards; and incorporate general changes throughout to improve consistency with state laws and other existing plans.

The amended plan will serve as a mutual plan for the City of South Lake Tahoe and TRPA by providing direction for how the applicable area shall be regulated to achieve regional environmental and land use objectives. The development standards and the specific policies referenced in the amendments are the land use standards intended to administer and regulate development within the 374 acre boundary of the TVAP.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts that require mitigation include:

- Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- Would the Project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

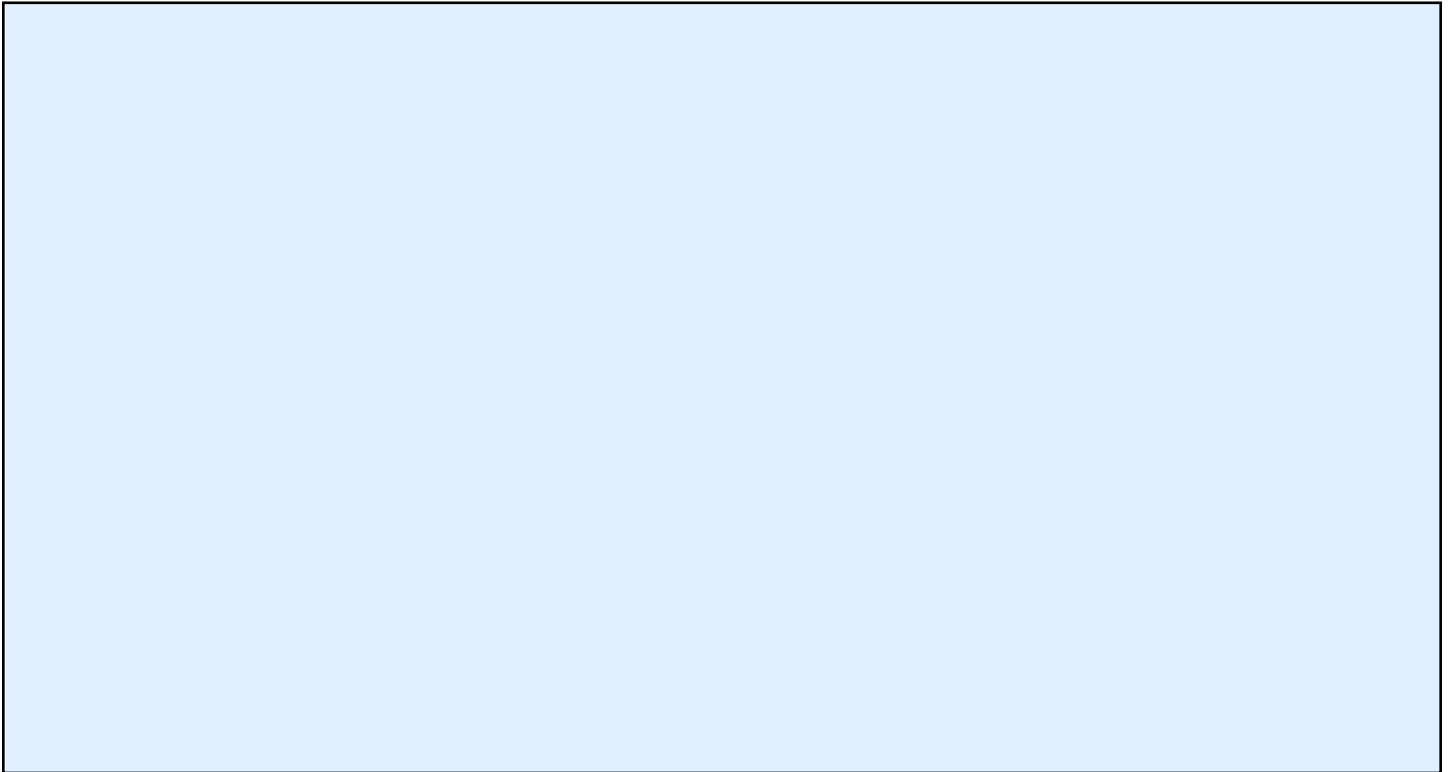
Mitigation includes testing for and treating potential hazardous materials from contaminated site, incorporation of fire protection and design measures to reduce risk from wildfire, and preparation of traffic management plans.

- Would the Project violate any water quality standards or waste discharge requirements?

- Would the Project otherwise substantially degrade water quality?

Mitigation includes protection of groundwater during excavation and construction, consultation with Lahontan RWQCB Geotracker database to determine potential for release of hazardous materials during construction of stormwater treatment facilities.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.



Provide a list of the responsible or trustee agencies for the project.

Tahoe Regional Planning Agency - Area Plan (Regional Plan) Amendment

