



# City of South Lake Tahoe

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## NOTICE OF AVAILABILITY AND NOTICE OF PUBLIC HEARINGS

### THE CITY OF SOUTH LAKE TAHOE GENERAL PLAN UPDATE DRAFT ENVIRONMENTAL IMPACT REPORT STATE CLEARINGHOUSE No. 2009092049

- LEAD AGENCY:** City of South Lake Tahoe
- PROJECT TITLE:** The City of South Lake Tahoe General Plan Update
- PROJECT LOCATION:** The City of South Lake Tahoe is located in El Dorado County, California. The South Lake Tahoe General Plan Planning Area is the same as the City's Sphere of Influence and covers approximately 40 square miles (25,383 acres) of both incorporated and unincorporated areas.
- PROJECT DESCRIPTION:** The proposed project is the adoption and implementation of an updated General Plan for the City of South Lake Tahoe. The updated General Plan would replace the existing General Plan, which was adopted in 1999. The proposed General Plan Update is based on the foundation of the City's Smart Growth Principles and is intended to be consistent with the intent and general approach of the TRPA Regional Plan Update process.

The proposed City of South Lake Tahoe General Plan Update is comprised of a Land Use Diagram and policy document that contains ten elements. Each of the elements identifies goals and associated policies and action items. State law requires that general plans address seven topics: land use, circulation, housing, conservation, open space, noise, and safety. The proposed General Plan Update covers each of these topics except housing, plus economic development, public facilities and services, and recreation, for a total of ten elements. The updated Housing Element was adopted by the City on December 9, 2008, and is not part of this update.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The City has prepared a Draft Environmental Impact Report (EIR) to address the specific environmental effects of implementing the General Plan Update. The Draft EIR consists of an analysis of the following environmental issue areas that may be impacted by the project:

- Land Use
- Population, Housing, and Socioeconomics
- Hazards
- Transportation and Circulation
- Air Quality and Climate Change
- Noise
- Biological Resources
- Cultural Resources
- Public Services
- Utilities and Service Systems
- Scenic Resources
- Recreation

- Hydrology and Water Quality
- Geology, Soils, and Land Capability and Coverage
- Consistency with Plans and Relevant Regulations
- Significant Irreversible Environmental Changes
- Growth Inducing Impacts

Listed hazardous waste sites, hazardous materials users and other associated hazardous material sites (including sites identified under Section 65962.5 of the Government Code) are known to be present in the City of South Lake Tahoe General Plan Planning Area and are identified in Section 4.3 (Hazards) of the Draft EIR.

**PUBLIC REVIEW PERIOD/STATUS:** A **60-day public review period** will be provided to receive written comments on the adequacy of the Draft EIR. The comment period will start on **September 13, 2010** and end on **November 12, 2010**. Written comments should be sent to the following address:

City of South Lake Tahoe  
 1052 Tata Lane  
 South Lake Tahoe, CA 96150  
 Attention: Rick Angelocci, Assistant City Manager

**PUBLIC MEETING:** A public meeting to receive comments on the adequacy of the Draft EIR will be held on **October 14, 2010 at 3:00 pm at City Council Chambers at 1901 Airport Road, South Lake Tahoe, CA 96150** before the South Lake Tahoe Planning Commission. An additional public meeting will be held on **November 2, 2010 at 9:00 am at City Council Chambers at 1901 Airport Road, South Lake Tahoe, CA 96150** before the South Lake Tahoe City Council.

**AVAILABILITY OF THE DRAFT EIR:** Copies of the Draft EIR are available for review at the following location:

South Lake Tahoe Planning Division  
 1052 Tata Lane, South Lake Tahoe, CA 96150  
 Phone: (530) 542-6020

The South Lake Tahoe General Update Draft EIR may also be reviewed on the City's web site (<http://www.sitgpu.com>). Referenced material used in the preparation of the Draft EIR may be reviewed upon request to the Planning Division.