



## City of South Lake Tahoe

### NOTICE OF AVAILABILITY /NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND FINDING OF NO SIGNIFICANT EFFECT FOR THE TOURIST CORE AREA PLAN/SPECIFIC PLAN AND BIJOU/AL TAHOE COMMUNITY BOUNDARY AMENDMENT

The City of South Lake Tahoe (City), Tahoe Regional Planning Agency (TRPA), Linchris Hotel Corporation, and Lakeview Lodging LLC are seeking public comments on a joint proposal to amend the boundaries of the City of South Lake Tahoe Tourist Core Area Plan/Specific Plan and the Bijou/Al Tahoe Community Plan. The proposed amendment would extend the boundary of the Tourist Core Area Plan Tourist Center Gateway (TSC-G) Zoning District to include approximately 18.0 acres currently located in District 1 of the Bijou/Al Tahoe Community Plan. The area includes 49 parcels including Lakeshore Lodge, Beach Retreat, Hotel Elevation, Bijou Commercial Center, and the Tahoe Wellness Center and would become a new special area within the Tourist Core Area Plan.

The purpose of the proposed amendment is to encourage redevelopment of properties within the amendment area to improve environmental benefits and scenic improvements for legacy development located in this area. The proposed amendment would allow greater density and increased height along with technical and administrative corrections to the Tourist Core Area Plan.

The City and TRPA have prepared a joint environmental document consisting of an Initial Study/Negative Declaration and Initial Environmental Checklist/Finding of No Significant Effect (IS/ND and IEC/FONSE) for the proposed amendment in compliance with the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.), the CEQA Guidelines, and TRPA Code of Ordinances and Rules of Procedure. The IS/ND and IEC/FONSE are being circulated for public review and comment pursuant to Section 15073 (a) of the CEQA Guidelines. **The 30-day comment period for the ND and IS begins on Friday, June 5 and ends on July 6.** Comments should be submitted by email to [cstowell@cityofslt.us](mailto:cstowell@cityofslt.us) or by mail to:

Candace H. Stowell, AICP  
City of South Lake Tahoe Planning Division  
1052 Tata Lane  
South Lake Tahoe, CA 96150

The City of South Lake Tahoe Planning Commission will hear a presentation on the proposed amendment at their regularly scheduled meeting on Thursday, June 18, 2020 at 3:00 p.m. The Planning Commission agenda packet for this item will be available three days prior to the hearing at [www.cityofslt.us/114/Planning-Commission](http://www.cityofslt.us/114/Planning-Commission). The hearing will be held in the City Council Chambers at 1901 Lisa Maloff Way, South Lake Tahoe, CA.

The Tourist Core Area Plan/Specific Plan IS/ND and IEC/FONSE may be viewed and downloaded at the Planning Division web page: [www.cityofslt.us/1059/Proposed-Area-Plan-Amendments](http://www.cityofslt.us/1059/Proposed-Area-Plan-Amendments). If you require additional information, please contact Candace H. Stowell, AICP

at 530-542-7405. If you would like to view a copy of the document, please call 530-542-7405 or email [cstowell@cityofslt.us](mailto:cstowell@cityofslt.us) to schedule an appointment.

In accordance with the Governor's Executive Order N-29-20, remote public participation is allowed in the following ways: (1) Planning Commission meetings are live-streamed on Channel 21 and on the City's website at [www.cityofslt.us](http://www.cityofslt.us). (2) Public comment may be submitted by TELEPHONE during the meeting, prior to the close of public comment on an item, by calling the City Clerk at (530) 318-1461, ONLY AT THE TIME INDICATED BY THE CHAIR. Please do not leave a message, you will not receive a return call. If the line is busy, please try your call again. (3) Public comment may be submitted by EMAIL with the subject line PUBLIC COMMENT ITEM # (insert item number) to [PublicComment@cityofslt.us](mailto:PublicComment@cityofslt.us) during the meeting, prior to the close of public comment on an item, and read into the record during public comment.

EMAIL public comment received 72 hours prior to the meeting will be distributed to the Planning Commission. Any writings or documents provided to a majority of the Planning Commission regarding any open session item will be made available for public inspection within the Agenda posted on the City's Website.

Every reasonable effort will be made to accommodate any person needing special assistance to participate in this meeting. Contact the City Clerk at (530) 542-6005 in advance of the meeting for assistance [28 CFR 35.102.35.104 ADA Title II and Brown Act Government Code Sections 54953.2, 54954.1, 54954.2, and 54957.5].

