



NOTICE OF AVAILABILITY /NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE TOURIST CORE AREA PLAN (RECREATION PARCEL) AMENDMENT

The City of South Lake Tahoe (City) is seeking public comments on a proposed amendment to the Tourist Core Area Plan (TCAP). The City of South Lake Tahoe proposes two amendments to the TCAP, specifically:

1. Amend the existing zoning for a portion of APN 029-441-024 (see attached map), specifically the portion of the parcel formerly recognized as APN 029-240-011, from Recreation (Rec) to Tourist Center Mixed-Use (TSC-MU) to allow additional residential uses and match the zoning of the former Colony Inn parcel with which it has recently been consolidated (formerly APN 029-441-004).
2. Add applicable TSC-MU policies to APN 029-441-024 that would limit the use of this parcel to residential, linear public facilities, recreation, resource management, and open space (tourist, commercial, and most general public service land uses would be prohibited) and cap the maximum density of residential units on the parcel to 4 units per acre.

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 3.79 acre project area of the TCAP.

The City has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed amendment in compliance with the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.), the CEQA Guidelines. The IS/MND is being circulated for public review and comment pursuant to Section 15073 (a) of the CEQA Guidelines. **The 30-day comment period begins on Friday, April 1, 2022 and ends on May 2, 2022.** Comments should be submitted by email to jhitchcock@cityofslt.us or by mail to:

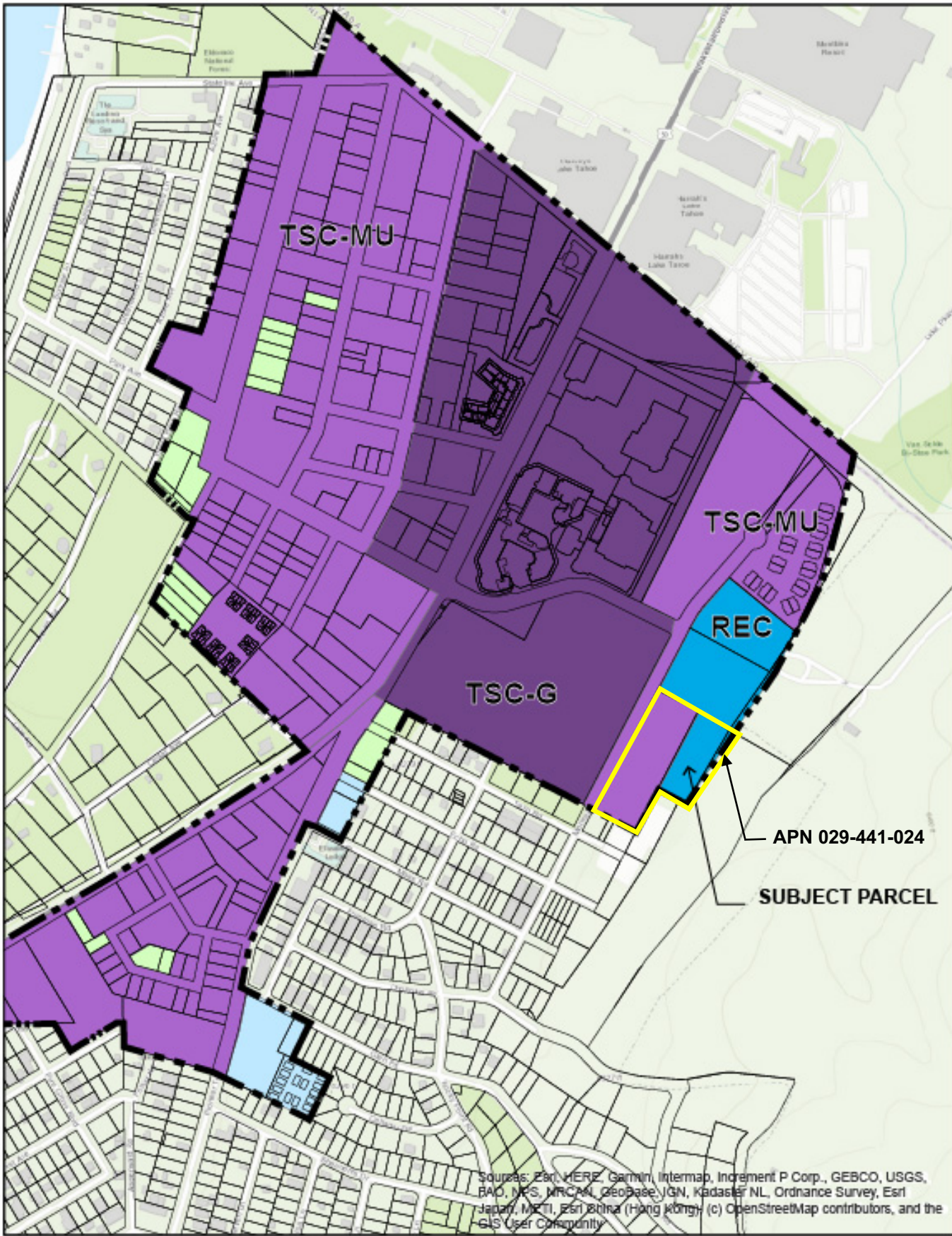
John Hitchcock
City of South Lake Tahoe Planning Division
1052 Tata Lane
South Lake Tahoe, CA 96150

The City of South Lake Tahoe Planning Commission will hold a public hearing on the proposed amendment at their regularly scheduled meetings on April 21, 2022 and May 12, 2022 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. The hearing will be held in the City Council Chambers at 1901 Lisa Maloff Way, South Lake Tahoe, CA.

The IS/MND may be viewed and downloaded at the Planning Division web page: <https://www.cityofslt.us/DocumentCenter/View/14967/Tourist-Core-Area-Plan-Amendment-PDF>. If you require additional information, please contact John Hitchcock at (530) 542-7472. A copy of the IS/MND is available for public review at 1052 Tata Lane, South Lake Tahoe, California.

Written public comments 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 the Planning Commission meetings. 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].



Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, BAO, NPS, MRCAN, GeoBase, JGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community