



NOTICE OF AVAILABILITY /NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE TAHOE VALLEY AREA PLAN AMENDMENTS

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.

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 March 27, 2024, and ends on April 26, 2024.** Comments should be submitted by email to jhitchcock@cityofslt.us or by mail to:

Anna Kashuba, Senior Planner
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 amendments at their regularly scheduled meeting on **May 16, 2024, 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 and a track changes version of the proposed TVAP Area Plan amendments may be viewed and downloaded at the Planning Division web page: <https://www.cityofslt.us/1108/Current-Projects>. If you require additional information, please contact Anna Kashuba at (530) 542-7405. A hard copy of the IS/MND is also 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 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].

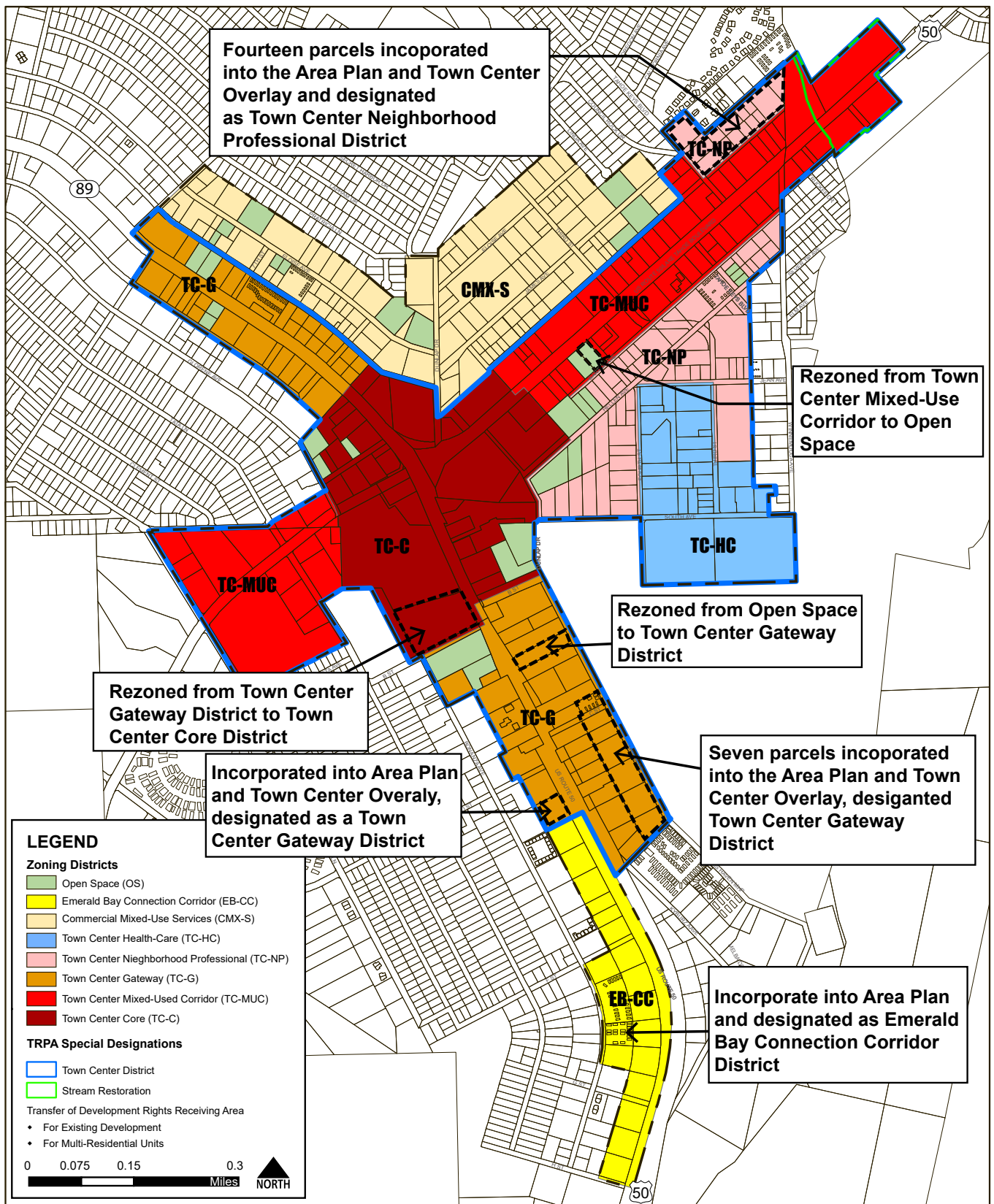


Figure 3
 Tahoe Valley Area Plan: Zoning Changes and Areas of Expansion
 February 2024