

## NOTICE OF DETERMINATION

**To:** Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95814

**From:** Department of General Services  
707 Third Street  
West Sacramento, CA 95605

**Lead Agency:** Tahoe Regional Planning Agency (TRPA)  
128 Market Street  
Stateline, NV 89449

**SUBJECT:** Filing of Notice of Determination pursuant to Public Resources Code (PRC) section 21108

**State Clearinghouse Number:** 2021030434

**Project Title:** Sugar Pine Village Project (Ground Lease)

**Project Location** (include county): 1860 Lake Tahoe Boulevard and 1029 Tata Lane in South Lake Tahoe, El Dorado County Assessor's Parcel Numbers (APN) 032-291-031 & 032-291-028.

**Project Description:** California Governor Newsom directed the California Department of General Services (DGS) to identify excess state properties as potential affordable housing development sites [Executive Order (N-06-19)]. Two California Tahoe Conservancy parcels were identified as ideal sites to fulfill N-06-19. The two parcels are identified by El Dorado County Assessor's Parcel Numbers (APN) 032-291-031 & 032-291-028, located in South Lake Tahoe, California. DGS' approved ground lease will facilitate the construction and operation of the Sugar Pine Village, a 248-unit affordable multi-family housing project. The project draws on a ground lease on state asset lands and strong partnership of Basin entities including TRPA, El Dorado County, City of South Lake Tahoe, DGS, and the California Department of Housing and Community Development to coordinate loans and grant funding supporting development of the sites. Project development helps provide workforce housing identified necessary under N-06-19 and implements the State's vision of mixed-use and residential development in close proximity to transit and pedestrian-friendly centers, supporting a vibrant, sustainable community.

This is to advise that DGS, acting as a Responsible Agency, approved the above described activity on 04/01/2021 and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project will not have a significant effect on the environment. This determination is limited to effects within DGS' jurisdiction as a Responsible Agency defined in CEQA PRC section 21069.
2. DGS considered the Initial Environmental Checklist and Finding of No Significant Effects (IEC/FONSE) prepared by the Lead Agency for this project pursuant to Article VI of the TRPA Rules of Procedure and Chapter 3 of TRPA's Code of Ordinances, a CEQA-equivalent regulatory program.
3. Mitigation measures were not made a condition of DGS' approval of the project.
4. A mitigation monitoring and reporting plan was not adopted by DGS for this project.
5. A statement of overriding considerations was not adopted by DGS for this project.
6. Findings were not made by DGS pursuant to the PRC section 21081, subdivision (a).

The IEC/FONSE prepared for the project is available to the general public at the office location listed above for the Lead Agency.

Signature: jason kenney

Jason Kenney  
Deputy Director for Real Estate Services Division  
California Department of General Services

Date: 04/01/2021