Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Tourist Core Area Plan Rec Area Amendment and Multi-Family Housing Project

Lead Agency: City of South Lake Tahoe

Contact Name: John Hitchcock

Email: jhitchcock@cityofslt.us Phone Number: (530) 542-7472

Project Location: South Lake Tahoe (*City*) El Dorado County (*County*)

Project Description (Proposed actions, location, and/or consequences).

Amendment to the City of South Lake Tahoe Tourist Core Area Plan/Specific Plan (TCAP), located in the City of South Lake Tahoe, California. The Project also includes a multi-family housing project, that is dependent on the adoption of the proposed TCAP amendment. The " amendment area " is defined as a 1.29 acre parcel, formerly Assessor ' s Parcel Number (APN) 029-240-011 that is located adjacent to the former Colony Inn (formerly APN 029- 441-004). The proposed amendment would rezone the amendment area from Recreation to Tourist Center Mixed Use and include policies that would limit future land uses and density on the combined parcels (former APN 029-240-011 and APN 029-441-004). If adopted, these policies would ultimately decrease the maximum development potential on the two combined parcels. The current Recreation district allows single family development as a special use, but does not allow multi-family development. If the amendment is approved, the applicant (HVR Acquisitions) wishes to expand a multi-family housing development previously approved on former APN 029-441-004 (2.5 acre) to the newly combined parcel. The two former parcels referenced above (APNs 029-240-011 and 029-441-004), were legally consolidated into a single parcel in June 2021 and are now designated as APN 029-441-024. As a result, the combined parcel of land is located in two different TCAP zoning districts with different permissible uses, height limits and density. The proposed rezone amendment, if adopted, would resolve this conflict.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Stakeholders have provided input with concerns that residents of the proposed multi-family development may create informal trails within adjacent state owned and stream environment zone lands that could disturb vegetation, create erosion, and increase trash on public lands. The CA Tahoe Conservancy is also concerned that residents could store personal belongings on the state owned land located directly behind and to the southeast of the proposed residential homes. To mitigate the potential impacts to public lands and the privately-owned SEZ, the proposed multi-family residential project (Phase 2) shall include a condition to construct fencing (6 foot tall rod iron design) along a portion of the perimeter of APN 029-441-024 and internally along the SEZ boundary to encircle the 10 multi-family residential structures that could be developed if the Area Plan amendment is adopted. The new fencing will also connect to the existing fencing that encircles the adjacent electrical substation to the south. Inclusion of the proposed fencing will reduce the potential for significant impacts to adjacent Parks, public recreational lands and the restored privately-owned SEZ from misuse by future multi-family residents.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The California Tahoe Conservancy and Nevada Division of State Parks are concerned that rezoning of the Recreation parcel to multi-family residential will increase impacts to state owned lands from future residents, and change the scenic character at the entry to the nearby Van Sickle Bi-State Park.

Provide a list of the responsible or trustee agencies for the project.

California Regional Water Quality Control Board, Lahontan Region