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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/Specific Plan and Plan Area Statements 085 & 092 Boundary Amendment

Lead Agency: City of South Lake Tahoe

Contact Name: John Hitchcock

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

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

The City of South Lake Tahoe (City), Tahoe Regional Planning Agency (TRPA), Tahoe Transportation District (TTD) and Pacific Development Group (PDG) are seeking public scoping comments on a joint proposal to amend the boundaries of the City of South Lake Tahoe Tourist Core Area Plan/Specific Plan (TCAP), the Pioneer/Ski Run Plan Area Statement 092 (PAS 092), and Lakeview Heights Plan Area Statement 085 (PAS 085). The proposed amendment would amend the TCAP boundary to incorporate three parcels located in the PAS 092 and PAS 085. The parcels to be incorporated into the TCAP are APNs 028-081-02, 028-081-04, and 028-081-15. The three parcels total 1.61 acres in size and are located east of the intersection of Ski Run Boulevard and Pioneer Trail and abut the TCAP boundary. The purpose of the proposed amendment is to facilitate the development of multi-family housing, and the amendment would enable an increase in land coverage, height, and density to permit the potential development of approximately seventy-seven (77) multi-family dwelling units on the subject parcels when combined with two other parcels currently located in the TCAP.

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

There are no significant effects and no mitigation is needed. The action would relocate three parcels from two Plan Area Statements in the city to an Area Plan in the same city, allowing for increased residential density within a designated mixed-use area of the city accessible to employment, transit, and other services to avoid traffic increases. The increase in allowed density on the three parcels (up to 16 additional units) from the existing allowed density would not significantly impact services or resources.

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

None.

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

Lead Agencies: City of South Lake Tahoe and Tahoe Regional Planning Agency
Responsible Agencies: California Tahoe Conservancy and Lahontan Regional Water Quality Control Board
Trustee Agencies: California Division of Forestry, State Historic Preservation Office, State Lands Commission, and California Department of Fish and Wildlife