



CEQA AT 50

California Environmental Law & Policy Center
U.C. Davis School of Law

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CEQA & Workforce Housing in Lake Tahoe

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Related California



LAKE TAHOE



LAKE TAHOE WORKFORCE



59% of North Lake Tahoe employees commute from outside the region

**Reno to Tahoe City Round Trip Commute
100 miles/day Cost: \$75
25,200 miles/year Cost: \$18,998**

**Tahoe City \$40,200 Avg wage (2019)
South Shore \$39,210 Avg wage (2019)**



30% of South Lake Tahoe employees commute from outside the region

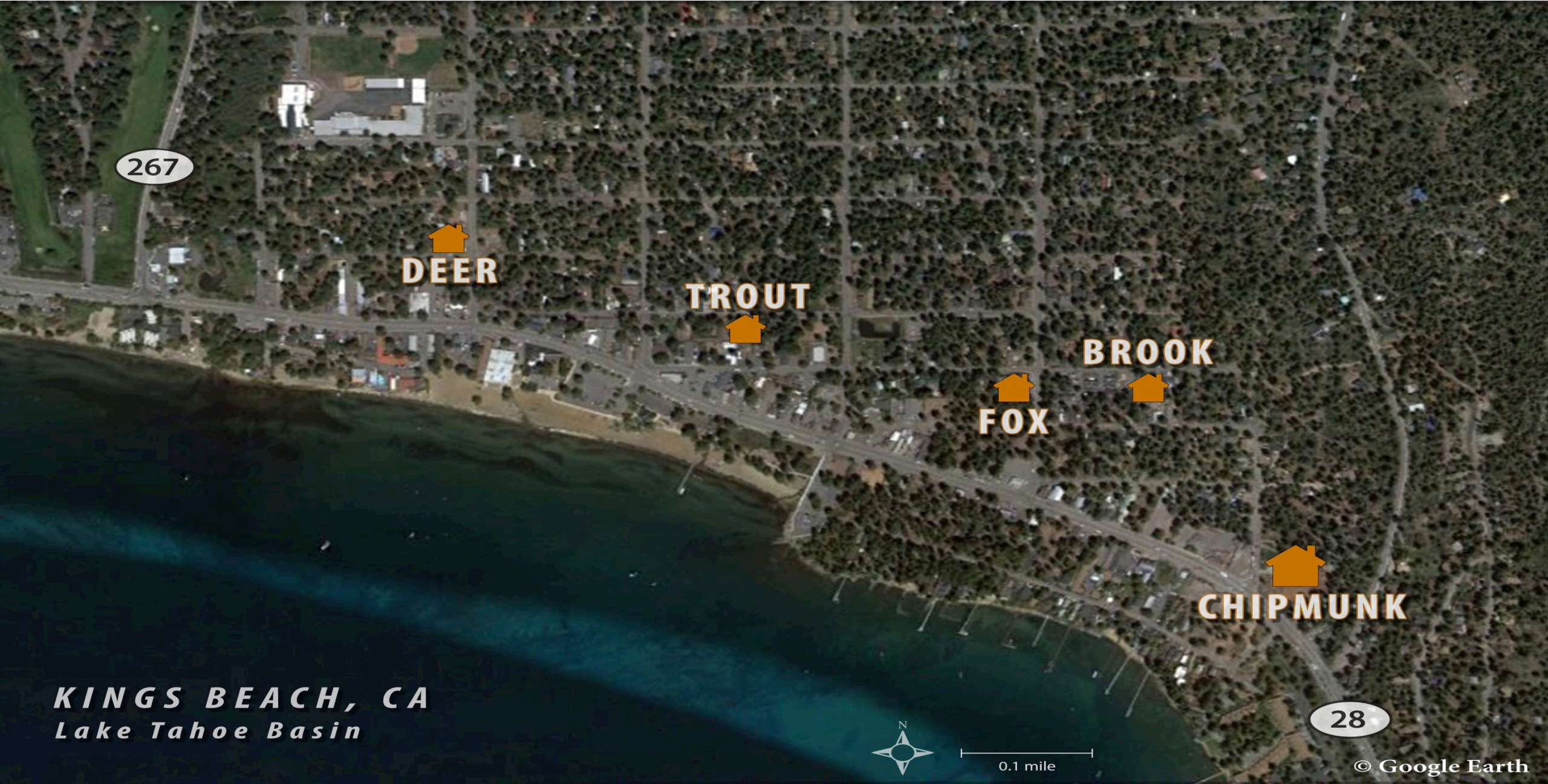


**3 BR House in North Lake Tahoe, CA:
Rent: \$2,400 Month (2019)**



**3 BR House for Rent Sparks, NV Rent
\$1800 Month (2019)**

KINGS BEACH | COMPACT DEVELOPMENT ON SIX SCATTERED SITES



KINGS BEACH, CA
Lake Tahoe Basin



0.1 mile

28

KINGS BEACH

Before



KINGS BEACH HOUSING NOW

77 units of Affordable
Workforce Housing

Required CEQA:

6 Mitigated Negative
Declarations

3 Year Entitlement Process

TRPA and Placer County

12 applications

1 Conditional Use Permit

5 Public Hearings

Approved for:

Density: 30 units/acre

Height: 3 and 4 story

Parking: 1.2 spaces/unit



KINGS BEACH *After*



★ HUD



AIA



PROPOSED NEW HOUSING NORTH LAKE TAHOE

2019 Selected as Developer
11+ acre site

Preferred Affordable Housing Site
Zoned for 15 units acre with 25% bonus

Required CEQA:

Environmental Impact Report
18+ Month Entitlement Process
Multiple Public Hearings

Not eligible for CEQA streamlining
Located in a Rural Census Tract

 **RELATED**





APPROVED NEW HOUSING SOUTH LAKE TAHOE, CA

Sugar Pine Village

248 affordable workforce units
Childcare and Social Services
24 units/acre
1.4 parking spaces

Required CEQA:

CEQA Exemption (SB 35 CSLT)
1 Public Hearing (TRPA)
3 Months Entitled (TRPA & CSLT)

Located in an Urban Census Tract

RELATED



LAKE TAHOE BLVD

JULIE LANE

TATA LANE



Community Open Space Amenities.



View from Lake Tahoe Blvd.



Village Hub & Community Center