

Notice of Determination**Appendix D****To:**

☒ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☐ County Clerk
 County of: _____
 Address: _____

From:

Public Agency: City of South Lake Tahoe
 Address: 1052 Tata Lane
South Lake Tahoe, CA 96150
 Contact: Anna Kashuba
 Phone: 530-542-7405

Lead Agency (if different from above): _____
 Address: _____

 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2026070821

Project Title: Mid-Town Area/Specific Plan Initial Study/Initial Environmental Checklist/Negative Declaration

Project Applicant: City of South Lake Tahoe

Project Location (include county): South Lake Tahoe, El Dorado County

Project Description:

See attached pages.

This is to advise that the City of South Lake Tahoe has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

described project on 9/8/2026 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were ☒ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☒ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

[final IS/ND] <https://www.cityofslt.gov/2454/Current-Projects>

Signature (Public Agency): Anna Kashuba  Title: Senior Planner

Date: 9/8/2026 Date Received for filing at OPR: _____

Mid-Town Area Plan Project Description

The proposed project is a new area plan that will replace the Bijou Al Tahoe Community Plan and the Sierra Tract Commercial Plan Area Statement (PAS) in their entirety. A significant portion of the Bijou Meadows PAS will be replaced by the Mid-Town Area Plan. Additionally, selected parcels from the Al Tahoe PAS and Highland Woods PAS have been incorporated to eliminate split zoning and incorporate public service uses within the plan area. The Mid-Town Area Plan (Area Plan) serves as a mutual plan for the City and TRPA by providing directions for how the area should be regulated to achieve regional environmental and land use objectives. The Area Plan will support the 56-Acres Master Plan by further identifying community goals for the space and incentivizing redevelopment, especially mixed-use projects with residential components to create a vibrant and walkable downtown environment.

The Area Plan will include approximately 780 acres on the south shore of Lake Tahoe, in central South Lake Tahoe. The Town Center overlay previously included 65 acres, to which the Mid-Town Area Plan proposes a 339-acre expansion consistent with the findings in TRPA Code of Ordinances 13.5.3.G. The major changes proposed by the Mid-Town Area Plan are associated with this expansion, as parcels within the Town Center overlay may have more flexible design standards, including height, coverage, and density. Other special designations that overlay parcels within the plan include a stream restoration plan area and Shorezone Tolerance District 4.

The Area Plan establishes goals, policies, and design standards to transform the Mid-Town area into a recreation, arts, and culture hub. Key elements include expansion of the Town Center as discussed above and implementation strategies or “next steps” to guide the City in achieving goals in a timely manner. Specific policy and design standards changes are summarized below, including district specific tables that include standards for locations inside and out of the Town Center.

Expansion of Uses

The Mid-Town Area Plan expands allowed uses in both commercial and residential categories throughout the area; however, tourist accommodations remain allowed only where they were allowed under previous planning documents. The most significant change is allowing multifamily dwellings by right in all districts except the Bijou Recreation District where a special use permit (SUP) will be required. Nursing and personal care and residential care facilities are allowed in all commercial districts. To promote the construction of residential uses, new single-family dwellings are required to be part of a

condominium development that complies with the density requirements of multifamily dwellings.

A full list of changes to permissible uses can be found in Appendix A.

Residential Density

On all parcels within the Town Center, the maximum density for multifamily residential uses, including single-family condominium developments, is 65 units per acre. This number is the density adopted by the City of South Lake Tahoe, which only applies to the extent it is lower than the maximum densities as set by the TRPA Code of Ordinances Table 13.5.3-1. The maximum density per TRPA Code of Ordinances Table 13.5.3-1 shall be applied, including subsequent amendments to increase density. Currently, TRPA's maximum multifamily density for parcels within Town Centers is 25 units per acre. A minimum density of 2 units per acre is proposed for districts where such developments are most likely to be built by a public agency or institution, such as student or employee housing (Public Service Center and Lake Tahoe Community College). The minimum residential density for commercial districts is either 6 or 8 units, depending on the average parcel size and the maximum allowed height within the district. Under previous planning documents, the maximum density for multifamily dwellings was 15 units per acre, limited to select locations.

The maximum density for parcels not within the Town Center overlay shall be as stated in TRPA Code of Ordinances Table 31.3.2-1, Maximum Densities, and as subsequently amended for all districts, except for the Bijou Recreation District, for which lower densities are allowed for unique conditions. Density in the Bijou Recreation District is limited due to the current capacity of the wastewater infrastructure. Upon replacement of this system, the standards in the TRPA Code of Ordinances Table 31.3.2-1 shall apply. Multifamily dwellings are allowed at 2-4 units per acre. Nursing and personal care and residential care facilities are allowed at 2-10 units per acre.

Design Standards

The Area Plan proposes site and building design standards to maximize functionality, accessibility, aesthetics, and sustainability. Overall, the design standards implemented by the Mid-Town Area Plan are consistent with Citywide design standards as previously contemplated by the City and TRPA. The standards are based on community input and the desire to maintain a mountain town in harmony with its natural surroundings. Colors and materials are required to be earth tones consistent with TRPA Design Review Guidelines and Colors of the Lake Tahoe Landscape. A variety of materials shall be used to visually

separate a building's base, middle, and top and provide interest through differing textures, especially at a pedestrian level.

Building heights in all parcels within the plan area were previously dictated by the TRPA Code of Ordinances Table 37.4.1-1. The Mid-Town Area Plan proposes a range of heights to increase development potential while maintaining compatibility with neighboring uses. The proposed heights for each district are included below under Mid-Town Area Plan Districts. Increased height is paired with a shallower roof pitch requirement to facilitate accessible roof areas (patios, dining, etc.); rooftop utilities/mechanical equipment and covered parking structures; to reduce the conditioned space and energy/construction costs of large structures, and maximize livable space within height restrictions.

To avoid large or imposing structures, massing standards are included to guide building form with identifiable base, middle, and top sections, so as not to appear a box-like, or overbearing. Where at a street corner, adjacent to a residential district, or adjacent to an open space/recreation use, any height above 3 stories for residential uses and 2 stories for all other uses shall be located out of a 45° angle as measured from the applicable height at the setback line.

Parking

A recent California law prohibits local governments from enforcing minimum parking requirements for residential and commercial projects within one-half mile of a major transit stop. While the City of South Lake Tahoe does not have major transit stops as defined by the California Public Resources Code Section 21064.3, in anticipation of improved transit services, parking standards have been adjusted to be aligned with the intention of this state law. All uses may implement an optional 30% reduction in the number of required parking spaces. The entirety of commercial and residential parcels within the plan area are within ½ mile from a transit stop.

The plan offers flexibility for an applicant to provide a parking demand analysis, for review and approval by the review authority, to build more or fewer parking spaces than otherwise required. In addition to a parking demand analysis, applicant may implement alternative transportation methods such as shuttles for staff/patrons; incentives for nearby accommodation; car/bike share; or other means that reduce reliance on individual vehicles; enter a formal shared parking agreement with a secondary parcel; or provide significant contributions to the active transportation network or other public transportation improvements, beyond those required by code in order to justify a different parking demand.

As a pilot program, there is no minimum parking requirement for the following select uses: Nursing and personal care, Group facilities, Residential care, Outdoor recreation concessions, Outdoor amusements, Participant sports facilities, Colleges, Recreation centers, Transit stations and terminals, Boat launching facilities, Beach recreation, Amusement, recreation, & entertainment facilities. Project applicants shall propose parking in a manner that is supported by the uses' capacity, existing nearby public parking, commute methods, nature of service, and unique project characteristics. Approval of the alternate parking is required by the review authority.

Long- and short-term bicycle storage and parking are required for all developments and major remodels. Throughout the Mid-Town Area Plan development and design standards aim to better integrate bicycle infrastructure with developments, facilitating travel to and from residential uses and increasing visibility of and interactions with commercial businesses.

Residential Design

The Area Plan includes changes necessary to implement the TRPA Phase 2 Affordable and Workforce Housing Code Amendments adopted in December 2023 for the areas within and outside of the Town Center – these amendments are included in the proposed changes to density, height and land coverage limits applicable to deed restricted affordable housing as documented in Appendix A.

The Area Plan clarifies permitting processes for purely residential developments, allowing ministerial review for projects that meet standards in SLTCC 6.85 (Residential Development and Design Standards). These standards were adopted in compliance with California SB 35 and SB 330 and allow residential developments to deviate from area plan standards that are tailored towards commercial and mixed-use projects.

Land Coverage and Development Rights

The Mid-Town Area Plan largely maintains land capability and coverage systems as set forth in TRPA Code of Ordinances. In coordination with the City and TRPA, coverage management systems may be developed as alternatives to the parcel-level coverage requirements outlined in TRPA Code 30.4.1 and 30.4.2, provided that the alternative system complies with the provisions of TRPA Code 13.5.3B.1 and is adopted as part of an area plan. One alternative coverage system is proposed that applies only to public service uses on parcels or project areas greater than one-third acre. Additional requests for alternative coverage systems shall be submitted as area plan amendments and reviewed accordingly.

The proposed alternative comprehensive coverage management system which applies only to public service uses on parcels or project areas greater than one-third allows such projects to choose this system as an alternative to TRPA Code 30.4.1.C.3.c. The proposal allows all base allowable land coverage attributed to Land Capability Districts 1 through 3 may be placed within any Land Capability District 4 through 7. All base allowable land coverage attributed to Land Capability Districts 4 and 5 may be placed within any higher land capability district. Base allowable land coverage attributed to Land Capability Districts 6 and 7 may be used interchangeably. TRPA Code 30.4.1.C.3.c requires that the alternative system reduces the amount of base allowed coverage within the project area or parcel. This is proposed to be fulfilled through a one-time retirement of coverage when a project area or parcel opts into the alternative system. Applicants may choose to retire 750 square feet of Class 1b land coverage, 1000 square feet of sensitive land coverage other than 1b, or 1250 square feet of high capability land coverage (Class 4-7). This approach reduces the overall onsite coverage, while encouraging that coverage be used on higher capability lands. Just as coverage is encouraged to be concentrated in Town Centers and already developed area, this coverage system allows larger project areas to follow the same guidance for efficient planning and stormwater treatment.

To reduce barriers associated with establishing outdoor dining, 20 outdoor dining seats will be allowed for eating and drinking uses, without the need to obtain additional commercial floor area (CFA). The 20 seats of outdoor dining were selected based on a determination by the South Tahoe Public Utility District that restaurants may have up to 20 outdoor dining seats without an increase to the business' usage fee. TRPA Code (Section 50.6.1.B.2) also allows for additions to, or expansions of, legally existing CFA of up to 500 square feet which supports the proposed provision to allow outdoor dining up to 20 seats, equivalent to 300 square feet. Outdoor dining and seating create more active streetscapes and do not have the same impacts as indoor seating due to their seasonal nature.

Implementation Strategies and Areawide Improvements

The Mid-Town Area Plan includes an implementation chapter as a jumping off point for future incentives and strategies to revitalize the region. The presence of a strategy in the chapter does not constitute a commitment by the City of South Lake Tahoe to implement it; therefore, the incentives are conceptual and do not have the potential to cause environmental changes. Implementation of such strategies would be part of a unique action taken by the City Council, including feasibility analyses, policy development, approval action, and environmental review.

Mid-Town Area Plan Districts

The density numbers below represent the range of densities allowed within the specific district, measured in units per acre. Exceptions to the minimum and maximum densities are detailed at the end of the table (Notes applicable to all districts).

Al Tahoe Center			
Parcels at the corner of Highway 50/Lake Tahoe Blvd. and Al Tahoe Blvd. have significant existing coverage, BMP certificates, and are in a Town Center, all of which provide ample redevelopment opportunity. The proximity of these parcels to major employers such as the Al Tahoe Post Office, Lake Tahoe Community College, Lake Tahoe Unified School District, South Tahoe Public Utility District, and South Lake Tahoe Government Center make them ideal for high density, mixed-use developments. Development standards for this area consider maximizing views of Trout Creek and the surrounding open space. Redevelopment must emphasize community gathering areas appropriate for the scale of the uses. Mixed-use developments are encouraged to consider commercial occupancy throughout the design process to ensure that the space properly suits the needs of potential tenants.			
Development Standard		Existing	Proposed (units/acre)
Density*	Manufactured/Mobile home dwelling	-	-
	Multiple family dwelling	-	8-65 (A)
	Multi-person dwelling	-	2-62 (A)
	Nursing and personal care	-	2-62 (A)
	Residential care	-	2-62 (A)
	Single family dwelling	-	8-65 (A1 – condos only)
Height and Roof		TRPA Code of Ordinances Table 37.4.1-1	46 feet maximum with 3:12 dominant roof pitch
Use (does not include SUP status change)	Added: Multiple family dwelling, multi-person dwelling, nursing and personal care, residential care, single family dwelling (condos only), nursery, special event area (S), secondary storage (S), small commercial kitchen, small-scale manufacturing, membership organization, participant sports facilities (S), outdoor recreation concessions (S), riding and hiking trails (S), visitor information centers Removed: Building materials and hardware, auto repair and service		
Tahoe Sierra Business District			
Stakeholders feel the Tahoe Sierra area should maintain a strong commercial presence, while incorporating modest residential uses. Many parcels are small and near residential uses. This has been considered in identifying permissible uses and design standards to avoid noise and parking conflicts.			

While there is much open space surrounding the neighborhoods adjacent to the district, stakeholders identified multiple parcels they felt appropriate for restoration and open space. Three of these parcels are identified by TRPA as a Stream Restoration Plan Area. The City is in the process of transferring two community identified parcels to the CTC to be maintained as open space.

Automobile infrastructure dominates the area, creating an unpleasant and sometimes unsafe experience for pedestrians and bicyclists. It is not uncommon for driveways to take up most of a parcel's frontage.

Development Standard		Existing	Proposed (units/acre)
Density*	Manufactured/Mobile home dwelling	8 units per acre (S)	1-8
	Multiple family dwelling	15 units per acre (S)	6-65 (A)
	Multi-person dwelling	-	2-62 (A)
	Nursing and personal care	25 people per acre (S)	2-62 (A)
	Residential care	25 people per acre (S)	2-62 (A)
	Single family dwelling	1 unit per parcel (S)	6-65 (A1 – condos only)
Height and Roof		TRPA Code of Ordinances Table 37.4.1-1	34-46 feet maximum based on location, with 3:12 dominant roof pitch
Use (does not include SUP status)	Added: Multiple family dwelling, multi-person dwelling, nursing and personal care, residential care, single family dwelling (condos only), special event area (S), small commercial kitchen Removed: None		

Public Service Center

Mid-Town contains many of the City and region's core services that facilitate and enrich residents' lives. This includes but is not limited to the South Tahoe Public Utility District; El Dorado County Library; South Tahoe Middle School; South Lake Tahoe Police Department; the South Lake Tahoe Branch of the El Dorado County Superior Court of California; and the Recreation & Aquatics Center.

Several of the facilities listed above are also within the 56-Acres Master Plan site (Master Plan). The Master Plan was adopted in 2022 to elevate the recreation and community experience near the existing hubs of Lakeview Commons and El Dorado Beach. The Master Plan also proposes a civic center within the site, where all City departments are centrally located.

Development Standard		Existing	Proposed (units/acre)
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Density*	Manufactured/Mobile home dwelling	-	-
	Multiple family dwelling	15 units per acre (A)	2-65 (A)
	Multi-person dwelling	-	2-62 (A)
	Nursing and personal care	-	2-62 (A)
	Residential care	25 people per acre (A)	2-62 (A)
	Single family dwelling	-	-
Height and Roof Pitch		TRPA Code of Ordinances Table 37.4.1-1	56 feet maximum with 3:12 dominant roof pitch
Use (does not include SUP status change)	Added: Multi-person dwelling, nursing and personal care, residential care, general retail and personal service, small-scale manufacturing, storage yards (S), vehicle storage and parking (S), membership organization, power generating (S), beach recreation, boat launching, riding and hiking trails Removed: Collection stations Note: Uses within the 56-Acres Master Plan site shall be consistent those allowed per the grant deed, El Dorado County Recorder-Clerk DOC# 2022-0034737.		
Harrison/Sandy District <i>Stakeholders view this area of Mid-Town as a “locals’ downtown,” though noted shortcomings in navigating the area. The Sandy Way area suffers from a lack of pedestrian friendly infrastructure, accessibility features, and stormwater improvements. Parking is limited and many spaces require that vehicles back into roadways, creating unsafe conditions for all users. A complete street plan like that of Harrison Ave. should be explored. Street parking would provide room for sidewalk improvements, while preserving the shared parking structure as exists today. Shared improvements have great potential to spur private redevelopment. Enhanced walkability would further the small-town charm of the area that community members emphasized should be preserved. This area should be supported by resident and tourist serving commercial uses as well as multifamily residential uses.</i> <i>The Harrison Ave. area is well established, with strong pedestrian, bike, social, and economic activity. There have been many façade improvements and remodels spurred by the Harrison Ave. Streetscape Improvement Project. While the area is largely built out, there are community identified priorities to decrease congestion, solve parking conflicts, and reduce conflicts between pedestrians and bikes/scooters. Business owners along Harrison Ave. emphasized the importance of community events to the success of their businesses and supported development of more community spaces for year-round events in the neighboring 56-acres site.</i>			

Development Standard		Existing	Proposed (units/acre)
Density*	Manufactured/Mobile home dwelling	-	-
	Multiple family dwelling	15 units per acre (S)	6-65 (A)
	Multi-person dwelling	25 people per acre (S/-)	2-62 (A)
	Nursing and personal care	-	2-62 (A)
	Residential care	-	2-62 (A)
	Single family dwelling	1 unit per parcel (S)	6-65 (A1 – condos only)
Height and Roof		TRPA Code of Ordinances Table 37.4.1-1	42 feet maximum with 5:12 dominant roof pitch or 34 feet maximum with 3:12 dominant roof pitch
Use (does not include SUP status)	Added: Nursing and personal care, residential care, special event area (S), small commercial kitchen, printing and publishing, small-scale manufacturing, regional public health and safety facilities (S), membership organization Removed: None		

Lake Tahoe Community College

Lake Tahoe Community College (LTCC) is ever-growing to accommodate needs of both students and the greater community. There are many unique considerations in drafting of the permissible uses and design standards for LTCC parcels. Larger colleges regularly house restaurants and convenience stores. These uses should be considered accessory to the “college” use category when built at an appropriate scale to support student life and events regularly hosted at the college, such as sporting events.

LTCC’s first on-campus housing opened in 2025, though tenancy is limited to California residents as a condition of the funding source. There are additional housing needs for out of state students, exchange students, as well as California-based students who cannot secure housing in the new development. Future on-campus housing options may consider faculty and staff housing, as well as housing for those not associated with the college in order to make funding more accessible.

Development Standard		Existing	Proposed (units/acre)
Density*	Manufactured/Mobile home dwelling	-	-
	Multiple family dwelling	15 units per acre (A)	2-65 (A)
	Multi-person dwelling	-	2-62 (A)
	Nursing and personal care	-	-
	Residential care	25 people per acre (A)	-
	Single family dwelling	-	-

Height and Roof Pitch		TRPA Code of Ordinances Table 37.4.1-1	56 feet maximum with 3:12 dominant roof pitch
Use (does not include SUP status)	Added: Multi-person dwelling, general retail and personal services (S), outdoor retail sales (S), broadcasting studios, secondary storage, small-scale manufacturing, membership organization, power generating (S), riding and hiking trails, Removed: Developed campgrounds, collection stations, cemetery, business support services, contract construction services		
Notes			
	* The maximum density for parcels not within the Town Center overlay shall be as stated in TRPA Code of Ordinances Table 31.3.2-1, Maximum Densities, and as subsequently amended.		
<u>Bijou Recreation District</u> <i>Bijou Community Park is a South Lake Tahoe hub where one can participate in several recreation activities or gather with family and friends. While the space is a favorite for many residents, deficient accessibility and parking prevent optimal use of the space.</i> <i>Design standards provide flexibility in enhancing Bijou Community Park and Golf Course to meet the needs of present and future users. Standards are intentionally broad, as each element of the park should undergo an individual outreach process. Design concepts are shown for the district. These are not proposals, but rather demonstrations of alternative ways the space can be activated to meet greater community needs and desires.</i>			
Development Standard		Existing	Proposed (units/acre)
Density	Manufactured/Mobile home dwelling	-	-
	Multiple family dwelling	-	2-4 (S)
	Multi-person dwelling	-	2-10 (S)
	Nursing and personal care	-	2-10 (S)
	Residential care	-	2-10 (S)
	Single family dwelling	1 unit per parcel (S)	No change
Height and Roof		TRPA Code of Ordinances Table 37.4.1-1	No change
Use (does not include SUP status change)	Added: Multiple family dwelling (S), multi-person dwelling (S), nursing and personal care (S), residential care (S), special event area (S), secondary storage (S), recreation centers (S), Removed: Domestic animal raising, local post office, regional public health and safety facilities, membership organization, public utility centers		

*Notes Regarding Density	
	These tables represent densities as proposed by the City of South Lake Tahoe. Maximum densities as set by TRPA Code of Ordinances Table 13.5.3-1 supersede those listed here for parcels within the Town Center. The maximum density per TRPA Code of Ordinances Table 13.5.3-1 shall be applied, including subsequent amendments to increase density. Residential and mixed-use projects as described in TRPA Code of Ordinance 36.13 are exempt from density standards per TRPA Code of Ordinances 31.4.1.A.