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 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

© Google Earth
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

Case Study: La Valentina

KINGS BEACH
After

CalEPA
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
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

RELA TED