



**LOCAL AGENCY FORMATION COMMISSION**  
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<p><b>Project Name:</b> <u>City of South Lake Tahoe Clean-up Reorganization</u></p> <p><b>Project Number:</b> <u>2024-01</u></p> <p style="text-align: center;"><i>LAFCO will assign name and number</i></p>
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## **PROJECT INFORMATION FORM**

<b>Name:</b>	City of South Lake Tahoe	<b>Date:</b>	April 26, 2024
<b>APN(s):</b>	See Attachment		

### **Land Use**

Describe the present land uses in the proposal area:

The majority of the parcels in the project area are held in public ownership and are vacant and primarily managed for recreation, restoration, and open space purposes. There is a total of six developed single-family residential parcels in the annexation area. The only parcel in commercial use is operated as the Tahoe Valley Campground.

Describe the future land uses in the proposal area:

No land use changes are proposed. However, because of Measure T, adopted by the voters of the City of South Lake Tahoe in November 2018, no short-term rentals are allowed in residential areas of the City as of 2021. There is one El Dorado County-issued short-term rental permit in the annexation area. City staff is in discussion with the permittee on a potential amortization period to phase out that property's use as a short-term rental.

List all related permits and public approvals for the overall project including county, regional, state and federal agencies. List any entitlement applications that are pending (*i.e., zone change, property division, 404 permit, etc.*):

El Dorado County: South Tahoe Greenway – Bike Trail and Upper Truckee River Bridge at Johnson Meadow; and Tahoe Resource Conservation District Johnson Meadow Restoration Project.

The County is preparing a draft Initial Study/Mitigated Negative Declaration for the bike trail and bridge project and is expected to be circulated for public review in August 2024.

The Johnson Meadow Restoration Project is currently in the early stages of planning.

Describe adjacent land uses surrounding the proposal area, including zoning and General Plan designations:

- (North) Vacant open space land and single-family residential dwellings. General Plan designation: low-density residential, high-density residential, and conservation. Zoning Designation: residential and conservation
- (South) Vacant open space land. Regional Plan designation: conservation. Zoning Designation: conservation.
- (East) Vacant open space land. Regional Plan designation: conservation. Zoning Designation: conservation.
- (West) Developed commercial, public service, tourist accommodation, and residential uses. General Plan designation: town center, special district. Zoning Designation: commercial/public service, and residential.

**City Annexations Only**

What is the approved pre-zoning which will become effective upon annexation?

Conservation, recreation, residential, and commercial/public service (see attached Ordinance pre-zoning the annexation area).

Does the proposed use conform to this zoning? Yes  No

**Environmental Review (CEQA)**

Who is/was the lead agency for this project? City of South Lake Tahoe

Lead agency Project Planner or contact person: Joseph D. Irvin, City Manager

Has the lead agency certified/approved the environmental document Yes  No

*If yes, attach a copy.* See Section 3 of attached Ordinance pre-zoning the annexation area, finding that this annexation is exempt from review under CEQA Guidelines section 15319.

*If no, explain:*

If the environmental review is pending what types of environmental document is being prepared?

Exemption Class \_\_\_\_\_

Negative Declaration \_\_\_\_\_  
Mitigated Neg. Dec. \_\_\_\_\_  
Supplemental EIR \_\_\_\_\_  
EIR \_\_\_\_\_

If LAFCO will be the lead agency for this project, please see LAFCO staff for further discussion.

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**Boundaries**

Is the project area contiguous to the district or city? Yes  No \_\_\_\_\_

Is the project area within the necessary Spheres of Influence Yes  No \_\_\_\_\_

*If not, explain:*

Not applicable.

Do the proposed boundaries follow parcel lines Yes  No \_\_\_\_\_

*If not, explain:*

Not applicable.

Why were the proposed boundaries selected? Are there additional areas that should or should not be included?

The boundaries were selected because the parcels are contiguous to the city, are isolated from the habitable portion of El Dorado County, and, in most cases, access to the annexation area is primarily via city streets. The area is "substantially surrounded" by the City as described in Government Code section 56375(a)(4).

Do any of the landowners own additional lands contiguous to the project area? Yes  No \_\_\_\_\_

If yes, explain why these parcels are not included:

The parcels contiguous to the project area are primarily owned by the US Forest Service and are maintained as open space for resource management purposes. Access to these parcels outside the annexation area are primarily through unincorporated El Dorado County.

**Population**

What is the approximate current population of the proposed area? 125

How many registered voters reside in the proposal area: 21

What is the projected future population of the proposal area? 12 -125

The Fiscal Impact Analysis (FIA) prepared for the proposed annexation estimated a potential future population growth of approximately 125 persons. However, the City believes this figure is too high because it includes an estimate of potential permanent residents and transient occupants at the Tahoe Valley Campground. Within the annexation area, there are only four private parcels with development potential. Using the average household size in California of 2.94, the actual population estimate in the annexation area is 12 persons.

Have all owners of land in the proposal area (100%) consented in writing or signed the application petition? Yes  No

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**Agricultural and Open Space**

Is any of the territory under Williamson Act Contract? Yes  No

Expiration Date \_\_\_\_\_

Does the site contain any prime agricultural lands, agricultural lands of statewide or local importance? Yes  No

Has the Agricultural Commission or Agricultural Department reviewed the proposal? Yes  No

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**Services**

List agencies currently providing service to the project area:

Please see the attached Plan for Service.

Government Services: El Dorado County

Fire Service and Emergency Response: Lake Valley Fire Protection District, California Tahoe Emergency Services Operations Authority, City of South Lake Tahoe Fire and Rescue, California Department of Forestry and Fire Protection (Cal Fire), and US Forest Service.

Law Enforcement: El Dorado County Sheriff's Office

Resource Management: Tahoe Resource Conservation District, California Tahoe Conservancy, and US Forest Service.

Sewer and Water: South Tahoe Public Utility District

Electricity: Liberty Utilities

Describe the services to be extended as a result of this proposal:

No services need to be extended because the proposal does not include any new development. Following annexation, the City of South Lake Tahoe intends to provide all core municipal services to the annexation area, including street maintenance, snow removal, police, fire protection, and emergency response.

Indicate when these services can be feasibly extended to the project area:

As mentioned above, no services need to be extended because the proposal does not include any new development. The City can begin providing municipal services to the annexation area immediately upon annexation. The City currently provides some of these services such as street maintenance and snow removal on Alma Avenue and Melba Avenue. Moreover, the City has a mutual aid agreement with Lake Valley Fire Protection District to be the first responders for non-forest fires incidents the annexation area.

Please explain why this proposal is necessary at this time:

The City is pursuing the annexation of these areas to provide more efficient public services. The annexation area currently receives municipal services from El Dorado County and Lake Valley Fire Protection District but is geographically isolated—an island separated from the inhabited portions of El Dorado County. The annexation area is substantially surrounded by the City of South Lake Tahoe. If the annexation is approved, the City will provide core services, including street maintenance, snow removal, police, fire protection, and emergency response.

Describe existing capacity and improvements and/or any upgrades to infrastructure that will be required as a result of this project (*i.e., roads, sewer, water or wastewater facilities, etc.*):

The project area is currently served by existing infrastructure and the City does not anticipate any upgrades will be required in the project area or extension of infrastructure into the project area. Moreover, the majority of the parcels cannot be developed and would not require future infrastructure improvements.

Explain how the desired service will be financed, including both capital improvements and ongoing maintenance and operations:

No special financing is necessary. The projected annual fiscal deficit from the proposed annexation is \$15,796, which can be covered by the City's general fund. See attached Fiscal Impact Analysis.

Describe possible alternatives to the services described above, and how these alternatives might affect the cost and adequacy of services:

Not applicable.

Will the proposal area be included within any special zone or division?

No.

Does the city/district have current plans to establish any new assessment districts for new or existing services? Yes  No

*If yes, please explain:*

Not applicable.

Does any agency whose boundaries are being changed have existing bonded indebtedness?

No.

If the proposal includes an annexation into a district or city, I understand that the proposal territory may be and/or will be liable for payment of its share of any existing bonds, taxes and/or assessments that are extended to the territory as a result of the annexation.

Initial 

If a detachment is included in the proposal, should the territory detaching continue to be liable for payment of existing bonded indebtedness to the detaching agency? Yes  No

*If yes, please explain:*

Not applicable.

*Note: See El Dorado LAFCO Policies and Guidelines section 3.3, for more information regarding these questions.*

**Other**

Please list or describe any terms or conditions that should be included in LAFCO's Resolution or Approval:

None.

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Please include copies of any development agreements, pre-annexation agreements, pertinent staff reports, or other supporting documentation that will facilitate the review of your project.


Please attach any other comments or justifications regarding this proposal.

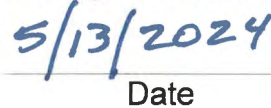
List the name, address, and phone number of the person who completed this questionnaire, and the person who should be contacted if there are any questions.

Name:	Joseph D. Irvin, City Manager
Address:	1901 Maloff Way
	South Lake Tahoe, CA 96150
Phone:	(530) 542-6043

**CERTIFICATION**

***I hereby certify that the statements furnished on this form and on any attached exhibits are true and correct to the best of my knowledge and belief.***

  
Signature

  
Date