

California Tahoe Conservancy  
Agenda Item 9c  
September 17, 2015

**TAHOE VALLEY ASSET LANDS UPDATE**

The Tahoe Valley Area Plan was adopted by the City of South Lake Tahoe and the Tahoe Regional Area Planning Agency in June and July 2015. The goal of the Area Plan is to promote sustainable communities development near and around the Y (intersection of Highways 50 and 89) in the City of South Lake Tahoe (City), including a vision for a Greenbelt to encourage pedestrian, bike activity as well as improved water quality and drainage (see attached maps).

This Area Plan sets a vision for the Tahoe Valley area based on a realistic assessment of the area's potential. The Area Plan sets policies as well as implementation measures to ameliorate existing conditions and create new development and redevelopment opportunities. It describes how this area can focus the resources needed to become a vital economic center of the south shore and the Tahoe Basin while reflecting Tahoe Valley's unique characteristics and supporting the local community's vision. The Area Plan provides more detailed direction for the Tahoe Valley area and incorporates both the Regional Plan and the General Plan by reference, including the respective implementing ordinances. Renovation of this gateway to the south shore is important to achieving state and regional planning priorities and the City's economic development goals for revitalizing the community, improving infrastructure, and diversifying the local tax base.

The Conservancy is working to create partnerships on our designated asset lands at the "Y" to help meet the goals of the Area Plan. The Conservancy has designated five parcels we currently own as asset lands in the Plan Area. (See attached map.)

**Project Updates and Implementation**

The Board specifically authorized staff to perform due diligence on the disposition of the 3.5-acre asset land at the Y (APNs 023-231-03 and 023-381-01) in March 2014. With the recent adoption of the Area Plan, staff has worked to determine the best approach including authorizing the owners who purchased the adjacent Factory

Stores at the Y property in late 2014 (Sutter Capital Group) to perform due diligence on potential acquisition of the site. Staff also completed an appraisal of the site. Staff coordinated with the City of South Lake Tahoe (City) on the Area Plan and development rights required for a potential mixed use project involving both properties.

Staff plans to pursue negotiations with the owners of the adjacent property (Factory Stores at the Y) as the first priority for disposition of the 3.5-acre asset land at the Y (APNs 023-231-03 and 023-381-01). Direct negotiations, in coordination with the City, will provide the best opportunity to achieve the goals of the Area Plan. Staff plans to bring updated Asset Land Sale Guidelines and an authorization for initial pre-sale activity and due diligence on the remaining asset land parcels in the Area Plan to the Board in December.

**List of Attachments:**

Attachment 1 – Location Map of Tahoe Valley Area Plan - Conservancy Asset Lands

Attachment 2 – Tahoe Valley Area Plan - Overview

Attachment 3 – Greenbelt Vision

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# ATTACHMENT 1

## Area Plan & Town Center Asset Lands



**Ownership**

- CA Tahoe Conservancy
- CA Dept of Parks & Recreation
- US Forest Service

**Area Plan & Town Center Asset Lands**



**California Tahoe Conservancy**  
August 2015

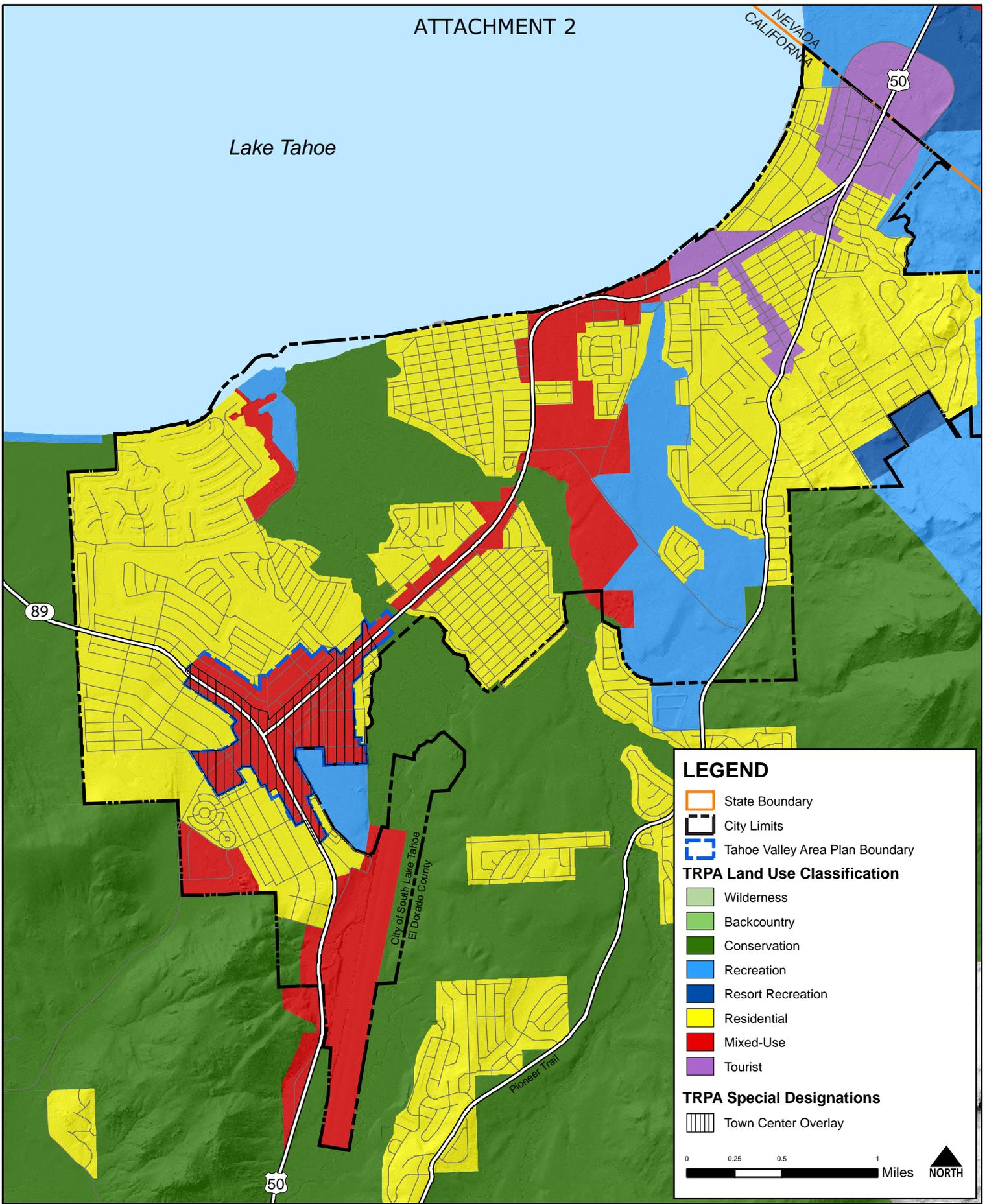
Map for reference purposes only.  
Sources: El Dorado County; TRPA; USGS





ATTACHMENT 2

Lake Tahoe



**LEGEND**

- State Boundary
- City Limits
- Tahoe Valley Area Plan Boundary

**TRPA Land Use Classification**

- Wilderness
- Backcountry
- Conservation
- Recreation
- Resort Recreation
- Residential
- Mixed-Use
- Tourist

**TRPA Special Designations**

- Town Center Overlay

0 0.25 0.5 1 Miles NORTH



City of South Lake Tahoe, CA  
Tahoe Valley Area Plan

Figure 2  
Regional Plan Conceptual Land Use Map  
June 4, 2014



