

## ATTACHMENT 3

### 833 EMERALD BAY ROAD PROJECT REQUIREMENTS

**833 Emerald Bay Road Background (APN 023-171-09)**

This 0.51-acre parcel was acquired at a purchase price of \$35,000 (Lake Tahoe Acquisitions Bond Act) in 1989 under the Conservancy’s Coverage Program to bank the potential coverage. The Coverage Program was initiated in 1987 for the purposes of assembling an inventory of lands with coverage rights to be used on both public and private projects, and for mitigation needs. The parcel acquisition provided 6,603 square feet of potential coverage inventory into the Conservancy’s Land Bank that was subsequently sold to residential parcels. The parcel contains developable class 7 high capability land that can support compact development consistent with the Tahoe Valley Area Plan (TVAP). Part of the parcel contains a small, rock drainage basin, with a corresponding license agreement with the City of South Lake Tahoe (City). That part of the property will be documented with a recorded easement upon sale.

Conservancy staff developed this document to communicate the Conservancy’s list of project elements, requirements, and development options with the Tahoe Regional Planning Agency (TRPA), the City, and the community, consistent with the Area and Regional Plans.

Project Elements	Project Requirements	Development Options
<b>Requirement 1: Project Area</b>	<ul style="list-style-type: none"> <li>• Development that supports the goals of the TVAP and supports surrounding existing development</li> </ul>	<ul style="list-style-type: none"> <li>• Shared parking</li> <li>• Residential units of various price points (including deed restricted workforce and affordable housing agreements and/or workforce housing agreements with local employer(s))</li> <li>• Direct connection to adjacent and nearby commercial uses, with plaza spaces and/or natural open space as buffers</li> </ul>
<b>Requirement 2: Mixed Use</b>	<ul style="list-style-type: none"> <li>• Affordable, workforce, and market rate housing</li> <li>• Commercial (could include maker space, office, or retail) next to adjacent commercial or State Route 89</li> </ul>	<ul style="list-style-type: none"> <li>• Provide deed restricted workforce and/or affordable housing and/or workforce housing agreements with local employer(s), such as the Lake Tahoe Unified School District teachers, Barton Hospital, recreation and tourist industry (Vail, Sierra at Tahoe, etc.)</li> </ul>

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		<ul style="list-style-type: none"> <li>• “Tiny” houses and/or cottage community with maker space common building</li> </ul>
<b>Requirement 3: Grant of Easement</b>	Perpetual easement granted to Conservancy over areas required for water quality and trail projects, stream environment zone (SEZ) (according to 2014 SEZ mapping in the TVAP) areas, and public plaza and open space amenity areas on parcel	
<b>Requirement 4: Trail Construction and Maintenance</b>	Trails and sidewalks built and maintained on parcel as part of the project	<ul style="list-style-type: none"> <li>• Pedestrian access (current user trails) from existing neighborhoods and new residential to surrounding existing businesses and transit</li> <li>• Area-wide Best Management Practices – built to accept run-off of other parcels and streets</li> <li>• City sidewalks and road improvements (complete streets)</li> </ul>
<b>Requirement 5: Open Space Enhancements</b>	Views to open space areas, and access to trails, and transit maximized	<ul style="list-style-type: none"> <li>• Views</li> <li>• Playground</li> <li>• Public art</li> <li>• Outdoor seating</li> </ul>
<b>Requirement 6: Connectivity of Project Area and Surrounding Uses</b>	<p>Provide additional pedestrian, bike, and transit connection(s) between the parcel and surrounding uses, as much as possible</p> <p>Provide pedestrian, bicycle, and transit amenities</p>	<ul style="list-style-type: none"> <li>• Connections between the parcels and surrounding uses—try to work with adjacent owners to connect to adjacent commercial</li> </ul>
<b>Requirement 7: Tree Preservation</b>	Save and provide way for all possible trees to thrive, especially in SEZ and public plaza gathering spaces and open space buffers (follow TRPA Code 33.6)	

Project Elements	Project Requirements	Development Options
<b>Requirement 8: Architecture</b>	Meet the design standards in Appendix C of the TVAP	
<b>Requirement 9: City of South Lake Tahoe Green Building Program</b>	Meet all the recommendations in Appendix D of the TVAP, including achieving the equivalent of the highest, feasible Leadership in Energy and Environmental Design rating (highest feasible standard, official certification not required) or an Energy Star Label	
<b>Requirement 10: Performance Bond</b>	Developer and contractor guarantee construction of project and to meet all development requirements in project area	<ul style="list-style-type: none"> <li>• Performance bond to ensure construction permit, California Environmental Quality Act, development agreement, and all other lead permitting agency requirements met</li> </ul>
<b>Requirement 11: 2017 Regional Transportation Plan</b>	Incorporate into the development elements of transit, trail, and technology goals of the plan	<ul style="list-style-type: none"> <li>• Trails to nearest transit stop from project area</li> <li>• Connectivity to surrounding uses via bike and pedestrian trails</li> <li>• WiFi updates on transit routes</li> <li>• Transit oriented development</li> </ul>
<b>Requirement 12: Regional Plan Compliance</b>	Comply with 2012 Regional Plan Update and all related Plans (including but not limited to the TVAP, Tahoe Sustainable Communities Strategy), and statewide planning goals referenced in the Conservancy's enabling statute	