



Conservancy Tahoe Livable Communities Program Update

June 17, 2021

Statewide Priorities

Sustainable Communities & Climate Change Resilience - SB 375, AB 32



Source: tahoetransportation.org



Tahoe Basin and Conservancy Response

TAHOE REGIONAL PLANNING AGENCY

REGIONAL PLAN

TAHOE REGIONAL PLANNING AGENCY || *lake tahoe*

Adopted by the TRPA Governing Board December 12, 2012 Effective February 9, 2013

50 YEARS TAHOE REGIONAL PLANNING AGENCY

REGIONAL TRANSPORTATION PLAN

TAHOE REGIONAL PLANNING AGENCY || *lake tahoe*

DRAFT September 2020

Lake Tahoe Sustainable Communities Program Documents Series #3

Sustainability Action Plan:
A Sustainability Action Toolkit for Lake Tahoe

December 2013

lake tahoe
Sustainable Communities Program

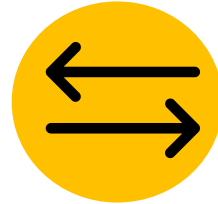
CALIFORNIA TAHOE CONSERVANCY

Strategic Plan
2018-2023

Tahoe Livable Communities



Acquire and restore aging developed properties on environmentally sensitive lands and retire or transfer the development rights to town centers



Sell, lease, or exchange vacant Conservancy land in these town centers



Acquire the remaining private properties in several of Lake Tahoe's roadless subdivisions to remove the threat of development

Property Acquisitions

- Two roadless subdivisions and one developed parcel were acquired
- Completing negotiations on another environmentally sensitive parcel in El Dorado County
- Two appraisals completed - one developed sensitive land and one roadless subdivision



Land Bank

- Continue to acquire development rights for asset lands and sustainable communities projects
- Coordination on an affordable housing project in Placer County at 3160 North Lake Blvd.



Source: Tahoecitylodge.com



Asset Lands

March 2014

Conservancy Board designated 17 asset lands—developable properties in: City of South Lake Tahoe, Kings Beach, and Meyers

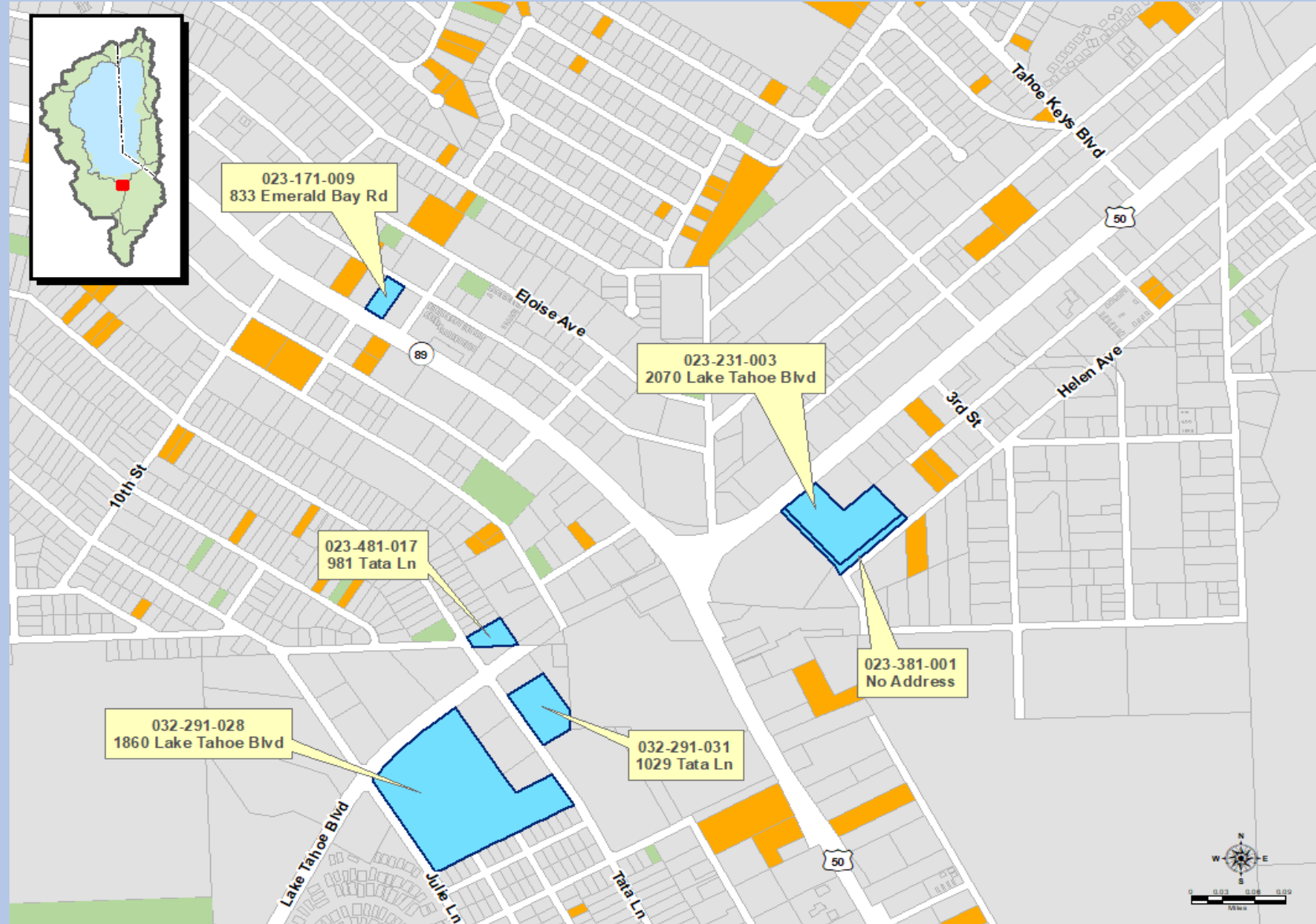
September 2016

Conservancy Board authorized due diligence activities on asset lands in the City of South Lake Tahoe, Kings Beach, and Meyers

June & August 2019

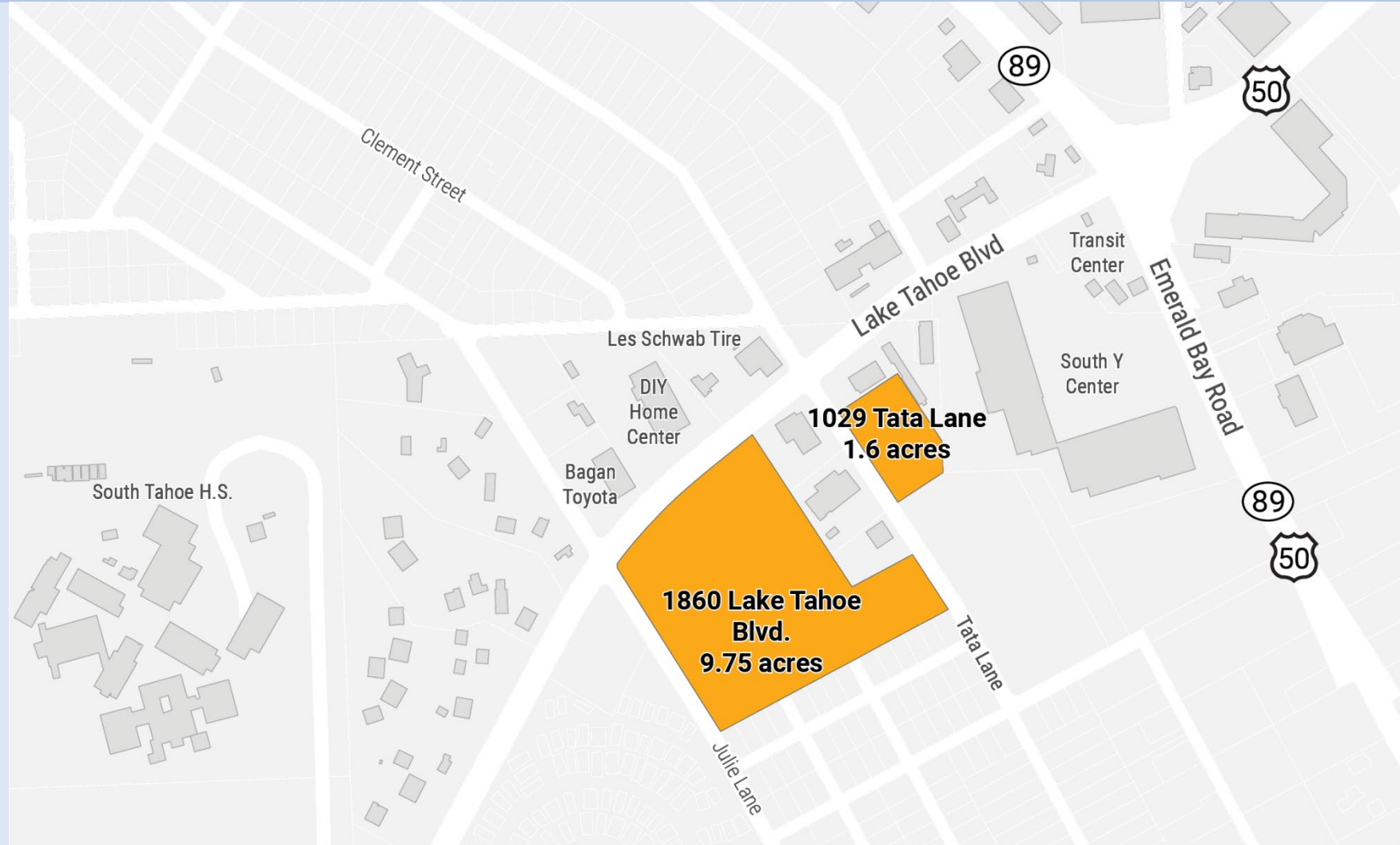
Asset Lands – City of South Lake Tahoe

- **833 Emerald Bay Rd.**
 - Tiny homes
 - Affordable by design
- **2070 Lake Tahoe Blvd.**
 - 77 achievable units for homeownership
 - Alignment with City Greenbelt Project



Asset Lands at the “Y”

- Selected under Governor Newsom’s Executive Order 06-19
- Department of General Services and Housing and Community Development Department



Asset Lands – 1860 Lake Tahoe Blvd. & 1029 Tata Lane

- Developers: Related CA and St. Joseph Community Land Trust
- 248 units targeting 30-80% AMI
- Non-profit office space and community space



Site Planning

TYPICAL LARGE RESIDENTIAL
 TOTAL SITE AREA
 437,005 SF
 COVERAGE AREA
 224,800 SF
 PERCENTAGE
 51 %

TYPICAL RESIDENTIAL BUILDING
 30-UNIT, 3-STORY WITH 10 UNITS
 PER FLOOR. INCLUDES COMMON
 LAUNDRIES ON EACH FLOOR,
 SECURE GRADE-LEVEL BIKE
 STORAGE FOR 64 BIKES, COVERED
 ENTRIES WITH CENTRAL MAIL.

"WEST VILLAGE"

WEST VILLAGE
 TOTAL SITE AREA
 437,005 SF
 COVERAGE AREA
 224,800 SF
 PERCENTAGE
 51 %

210 TOTAL UNITS
 364 PARKING SPACES
 (1.73 RATIO)



"EAST VILLAGE"

EAST VILLAGE
 TOTAL SITE AREA
 69,391 SF
 COVERAGE AREA
 37,008 SF
 PERCENTAGE
 53%

38 TOTAL UNITS
 56 PARKING SPACES
 (1.5 RATIO)

Source: Related Ca
PROPOSED SITE PLAN

SCALE: 1" = 100' - 0"



Asset Lands – Kings Beach

8602 North Lake Blvd.

- Mixed-Use development

8644 Speckled Ave.

- Continuous coordination with Placer County





Next Steps

- Complete negotiations and close escrow on new acquisitions
- Sugar Pine Village – development team securing financing
- Explore partnerships on Meyers asset lands
- Continue regional participation and partnerships to support housing and sustainable communities