

ADDITIONAL UPCOMING ITEMS OF INTEREST

Proposed Mixed Use Residential/Commercial Project in Stateline, NV: The Latitude 39 project at 110 Lake Parkway, Stateline, NV will likely be coming to the Governing Board for action in September or October. The 1.81-acre site is at the corner of U.S. Highway 50 and Lake Parkway, directly across the street from the new events center and next door to the Hard Rock Hotel and Casino parking garage. The site has had many commercial uses, the longest commercial use was Wells Fargo bank. This project will demolish the existing building and construct 40 new luxury residential condominiums and a 3,700-square-foot commercial restaurant/bar open to the public. The building will include a fitness center, rooftop lap pool, sauna, and sports courts.



Simulation of the Latitude 39 mixed use project adjacent to the Hard Rock Hotel and Casino in Stateline, NV.

Area Plans: TRPA staff received notice from local jurisdictions that they are intending to amend area plans. Douglas County will be amending the South Shore Area Plan to include religious assemblies as an allowed use in the district and Washoe County seeks to amend the Tahoe Area Plan to allow single family dwelling condominiums in Special Area 1 of the Incline Village Commercial Regulatory Zone. Placer County is proposing amendments to the Tahoe Basin Area Plan aimed at attracting environmentally and economically beneficial investments in town and village centers. The City of South Lake Tahoe is proposing a new area plan for the Lake Tahoe Community College site. Dates for when these amendments will come to the Governing Board for action are still being developed.

Land Banks & Transfer of Development Rights Program: The California Tahoe Conservancy land bank is working towards an acquisition and site stabilization and restoration of the 27-acre South Lake Tahoe Motel 6 site within a prime stream environment zone and stream restoration area. The project has the potential to make significant advancements in Regional Plan performance measures, environmental thresholds, and Regional Plan and area plan goals. TRPA staff is providing staff level support in an advisory capacity including availability and use of mitigation funds and future use of banked development rights and coverage.