



TAHOE CITY PUBLIC UTILITY DISTRICT

MEMORANDUM

TO: Golf Course Oversight **DATE:** May 3, 2016
FROM: Cindy Gustafson **SUBJ:** Deed Restriction – Updated Draft Language
 General Manager

RECOMMENDATION

TCPUD staff recommends that each of the organizations that are signatories to the Tahoe City Golf Course (TCGC) MOU, consider approval of the attached deed restriction at their next regular meeting.

BACKGROUND:

As we have previously discussed with the committee, in order to meet all the objectives of the TCGC funding partners, a change in the Town Center boundaries needs to occur in the Placer County Area Plan. A boundary change would allow for a portion of the TCGC to be included in the Town Center and therefore acquire some density and land-use zoning rights that currently do not exist in the current land use designations for the property. This allows for Placer County and North Lake Tahoe Resort Association to meet several of their objectives as stated in the MOU including:

- “provide a site for the construction of visitor amenity capital improvements”,
- “enhance economic vitality”, and,
- “provide an opportunity to meet regulatory requirements so that individual commercial core buildings and parking areas can be reconfigured.”

Within the Tahoe Basin “Town Center” boundary changes are considered potentially growth inducing and precedent-setting, therefore subject to special conditions/mitigations. After numerous consultations with TRPA officials, Placer County officials, and NGO’s, it was generally agreed that the following conditions/mitigations would be required for the proposed Tahoe City Town Center boundary changes:

- a net reduction of three acres in total land area in Town Center;
- a deed restriction on remaining TCGC property to prevent future expansion of density or commercial development; and,
- one-to-one SEZ restoration for each sq. ft. of area used for Town Center (at least 50 % of the restoration to occur within existing Tahoe City Town Center boundary).

The attached deed restriction has been reviewed by staff at Placer County, TRPA and the League to Save Lake Tahoe. We believe it addresses the concerns of all parties and the comments received at the last TCGC Oversight Committee.

ATTACHMENTS: (2)

- Draft Declaration of Covenants, Conditions and Restrictions (Deed Restriction)
- Exhibit of TCGC Property subject to Deed Restriction

REVIEW TRACKING:

Submitted By: 

Cindy Gustafson, General Manager