

Kings Beach Housing Now, Kings Beach, California.

Telesto provided planning, surveying and engineering services for the Kings Beach Housing Now project for Domus Development in North Lake Tahoe, California. The Kings Beach Housing Now project will demonstrate substantial environmental, social and economic benefits for the region. The project aims to provide new income restricted housing and environmental improvements that will enhance the quality of life contributing to the long-term economic vitality of the region. The housing will promote a healthier environment through green buildings, storm water management and “smart growth” practices. By also supporting higher density infill development and increasing transit ridership, it will counter the environmental ills associated with sprawled development. The project builds on key redevelopment opportunities utilizing existing disturbed, blighted or underutilized properties. Through unique partnerships with Placer County, local community groups and landowners, the project proposes to build approximately 90 units of walkable, sustainable affordable housing and mixed use commercial on approximately 3.5 acres. The engineering involves enhanced designs to protect water quality in the Lake Tahoe area.

The project includes the coordination with various Placer County agencies and the Tahoe Regional Planning Agency to provide affordable housing in the Kings Beach area. The project consists of 6 sites throughout the Kings Beach area that will be developed to provide approximately 100 units. The project falls under the Placer County EQ & TRPA CEP, or community Enhancement Program, which requires close coordination with Placer County for the CEP submittal. Coordination with Caltrans was required to develop a joint use storm water treatment facility along SR-28. Civil design for the project requires knowledge and use of the Placer County Land Development Manual, the Placer County Storm Water Management Manual, the TRPA Code or Ordinances and Caltrans Standard Specifications and Details.

