

Land Use

The extent to which the Plan Area can continue to develop livable, desirable neighborhoods and commercial areas that support the local workforce and tourism over the next 20 years will be critical. Land use policies should ensure equilibrium between the Region's natural environment and manmade environment.

POLICY INITIATIVES

- Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the TRPA Regional Plan and Bi-State Compact
- Provide to the greatest possible extent, within the constraints of the environmental threshold carrying capacities, a distribution of land use that ensures the social, economic, and environmental well-being of the Plan Area
- Retain growth control measures while revitalizing existing communities. In areas designated as Mixed-Use or Tourist in the Regional Plan, provide incentives and remove barriers to redevelopment through use, building, and site design standards consistent with the Regional Plan that reflect the unique character of each area and respond to local design issues and considerations
- Retain, enhance and redevelop existing commercial, industrial and tourist accommodation land uses to strengthen the Plan Area's economic base
- Protect local-serving industrial areas from incompatible uses, which often provide locations for "undesirable" businesses that support the local economy
- Encourage the development and redevelopment of tourist accommodations in the Plan Area by removing barriers to hotel development or redevelopment, encouraging mixed-use hotel development, and exploring opportunities for public-private partnerships
- Preserve and protect residential neighborhoods while allowing for limited opportunities for neighborhood-serving small scale retail and service uses such as small stores selling fresh and locally grown produce and basic daily goods, cafes, and delicatessens
- Require master plans or similar planning program to facilitate orderly development of larger sites with key development potential such as the Tahoe City Golf Course that provide for a mix of uses in a pedestrian- and transit-oriented setting including recreational amenities and site sensitive planning and environmental design to support and protect sensitive habitat
- Provide for the protection and preservation of conservation, wilderness and backcountry land located within the Plan Area
- Provide areas for passive and active recreation uses and related services to improve public access and enjoyment of the Truckee River and Lake Tahoe. Allow limited supportive retail and service uses when coupled with environmental enhancement improvements

Your Thoughts

Town Centers

Town Centers contain most of the non-residential services in the Plan Area and have been identified as a significant source of sediments and other contaminants that continue to enter Lake Tahoe. Concentration of development and transfer of development rights to Town Centers will help ensure preservation of sensitive lands located throughout the Plan Area.

POLICY INITIATIVES

- Encourage redevelopment of Town Centers (Kings Beach and Tahoe City) in a manner that improves environmental conditions and creates a more sustainable and less auto-dependent development pattern
- Encourage the transfer of development rights from sensitive lots and outlying residential areas to Town Centers
- Encourage development of "complete" Town Centers with a mix of residential, commercial, service, and tourist accommodations in a pedestrian- and transit-oriented setting with connections to residential neighborhoods and recreational areas

Your Thoughts

Shorezone

The competing demands for development of the shorezone need to be reconciled in light of the unique scenic qualities that stand to be lost.

POLICY INITIATIVES

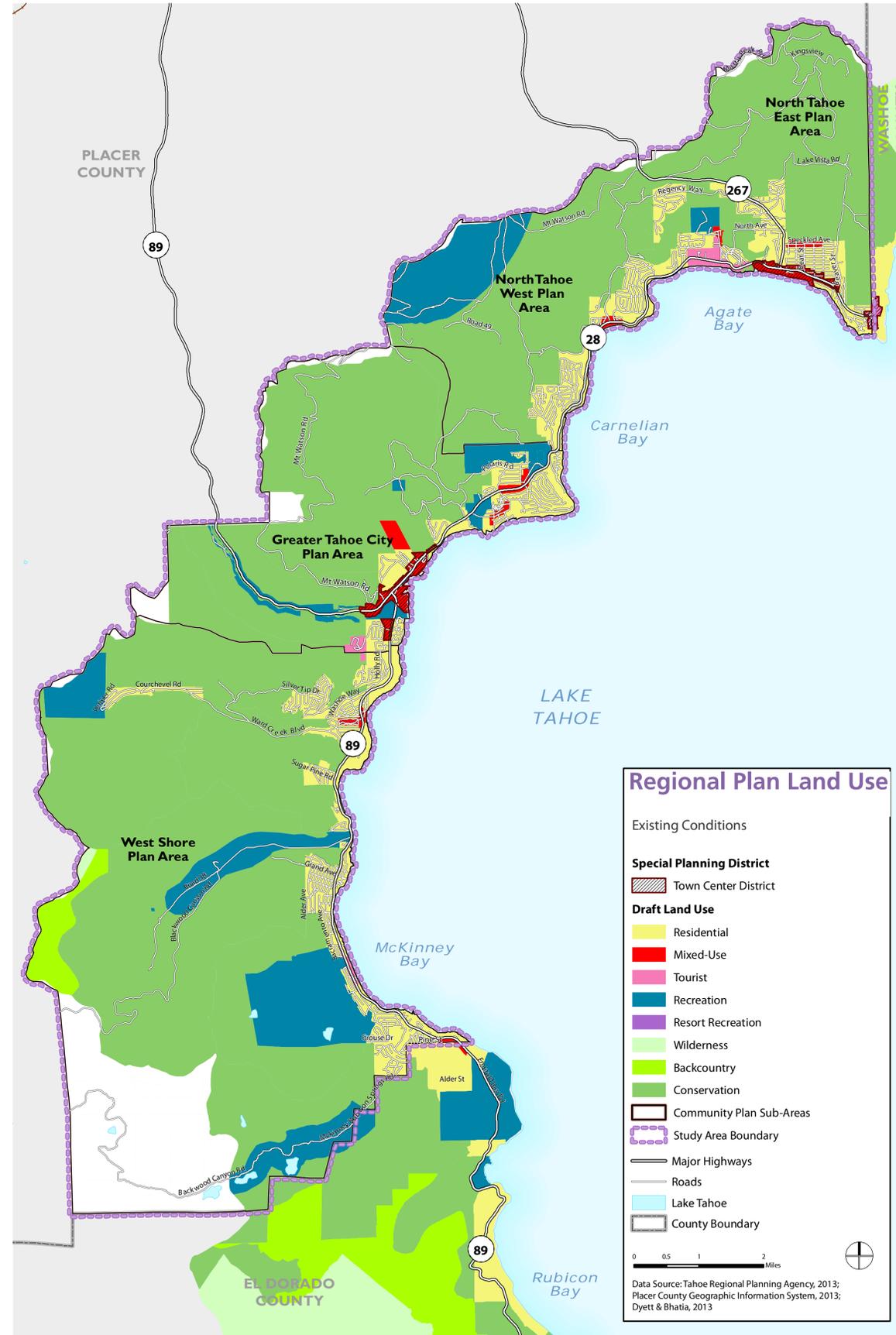
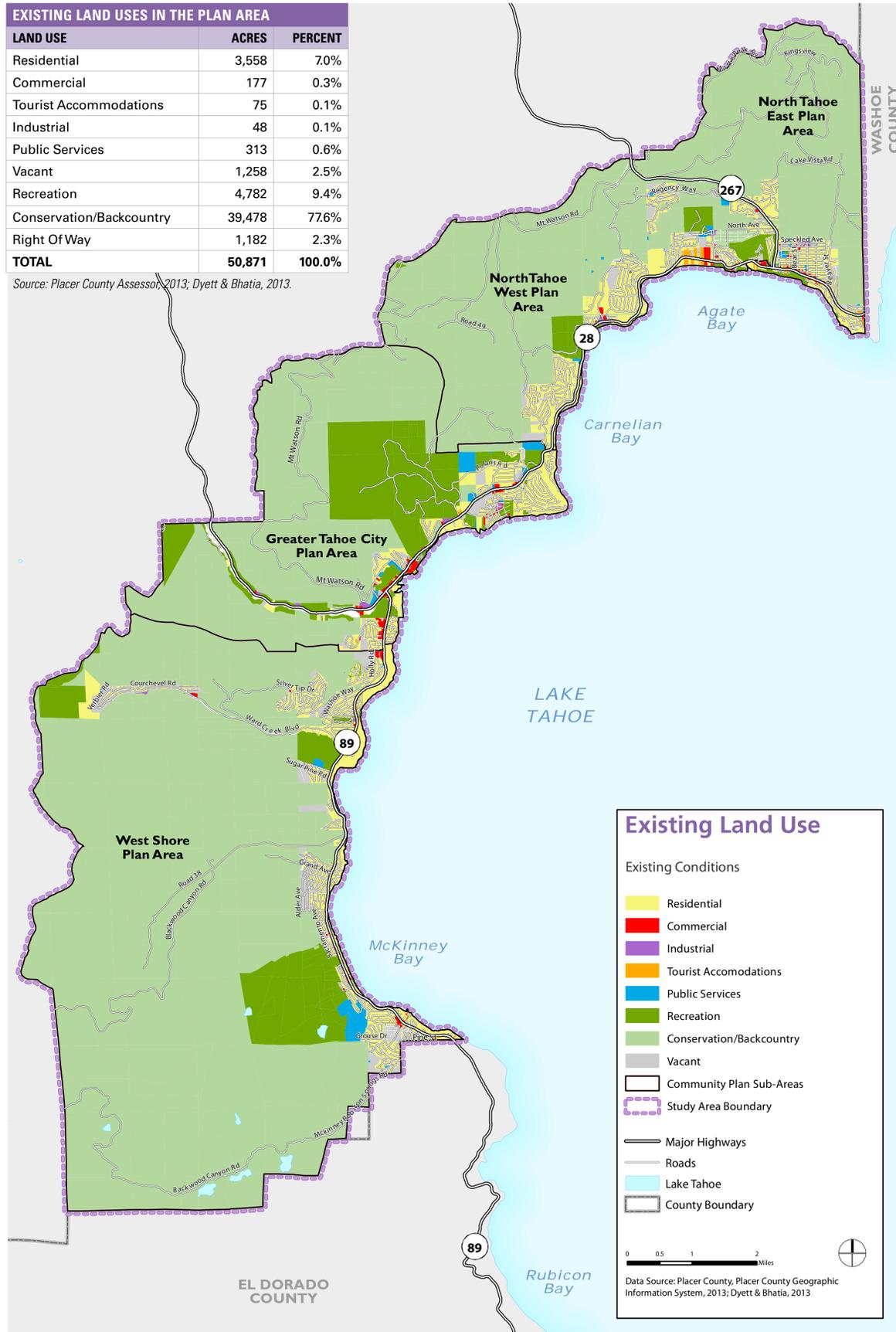
- Require development on properties with lake frontage to be designed and built to maximize visual and public access to and along the shore as well as require public amenities on site

Your Thoughts

Land Use

EXISTING LAND USES IN THE PLAN AREA		
LAND USE	ACRES	PERCENT
Residential	3,558	7.0%
Commercial	177	0.3%
Tourist Accommodations	75	0.1%
Industrial	48	0.1%
Public Services	313	0.6%
Vacant	1,258	2.5%
Recreation	4,782	9.4%
Conservation/Backcountry	39,478	77.6%
Right Of Way	1,182	2.3%
TOTAL	50,871	100.0%

Source: Placer County Assessor, 2013; Dyett & Bhatia, 2013.



Regional Plan Land Use

The Regional Plan Land Use map identifies groupings of generalized land uses and priority redevelopment areas. Areas of similar use and character are mapped and categorized within one or more of the following seven land use classifications: (1) wilderness, (2) backcountry, (3) conservation, (4) recreation, (5) residential, (6) mixed-use, and (7) tourist. Existing urbanized areas are identified as Town Centers (Kings Beach and Tahoe City). Town Centers are the areas where sustainable redevelopment is encouraged.