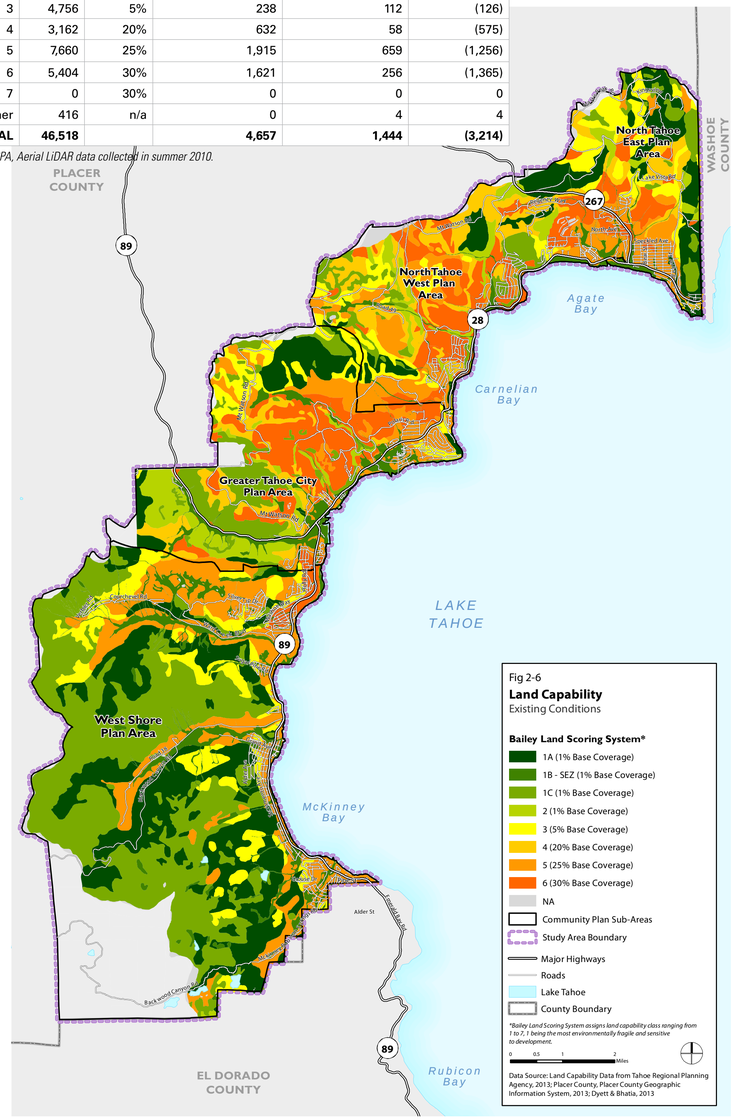
Development and Housing

EXISTING AND ALLOWABLE HARD COVERAGE BY LAND CAPABILITY DISTRICT					
LAND CAPABILITY DISTRICT	TOTAL AREA (ACRES)	BASE COVERAGE	IMPERVIOUS SURFACE ALLOWED WITHIN DISTRICT (ACRES)	ESTIMATED EXISTING AREA OF IMPERVIOUS COVER (ACRES)	AREA OVER OR UNDER COVERED (ACRES
1a	8,676	1%	87	53	(34)
1b (SEZ)	2,962	1%	30	223	193
1c	11,509	1%	115	68	(48)
2	1,973	1%	20	12	(8)
3	4,756	5%	238	112	(126)
4	3,162	20%	632	58	(575)
5	7,660	25%	1,915	659	(1,256)
6	5,404	30%	1,621	256	(1,365)
7	0	30%	0	0	0
Other	416	n/a	0	4	4
TOTAL	**46,518**		**4,657**	**1,444**	**(3,214)**

Source: TRPA, Aerial LiDAR data collected in summer 2010.



Existing Land Capability

For parcels with Bailey scores 1 through 3, TRPA created a program for the transfer of development rights to other, less sensitive parcels. In this way, development can be moved away from the most sensitive areas and property owners can still realize value from their land.

Development and Redevelopment

The timing and phasing of new development, redevelopment and environmental improvement projects should be carefully linked to ensure steady progress toward meeting environmental thresholds.

POLICY INITIATIVES

- Direct all residential development first to those areas most suitable for development in accordance with environmental threshold carrying capacities and other considerations, such as infrastructure capacity and progress toward accomplishing water quality improvement program projects
- Manage development and redevelopment consistent with progress toward meeting environmental thresholds
- Encourage consolidation of development and restoration of sensitive lands through transfer of development rights and transfer of land coverage programs. Consider a revised allocation program which allows for inter-jurisdictional transfers and conversion of tourist accommodation units to commercial floor area
- Condition approval of new development and redevelopment in the Tahoe region on positive improvements in off-site erosion and runoff control and air quality

Your Thoughts

Housing

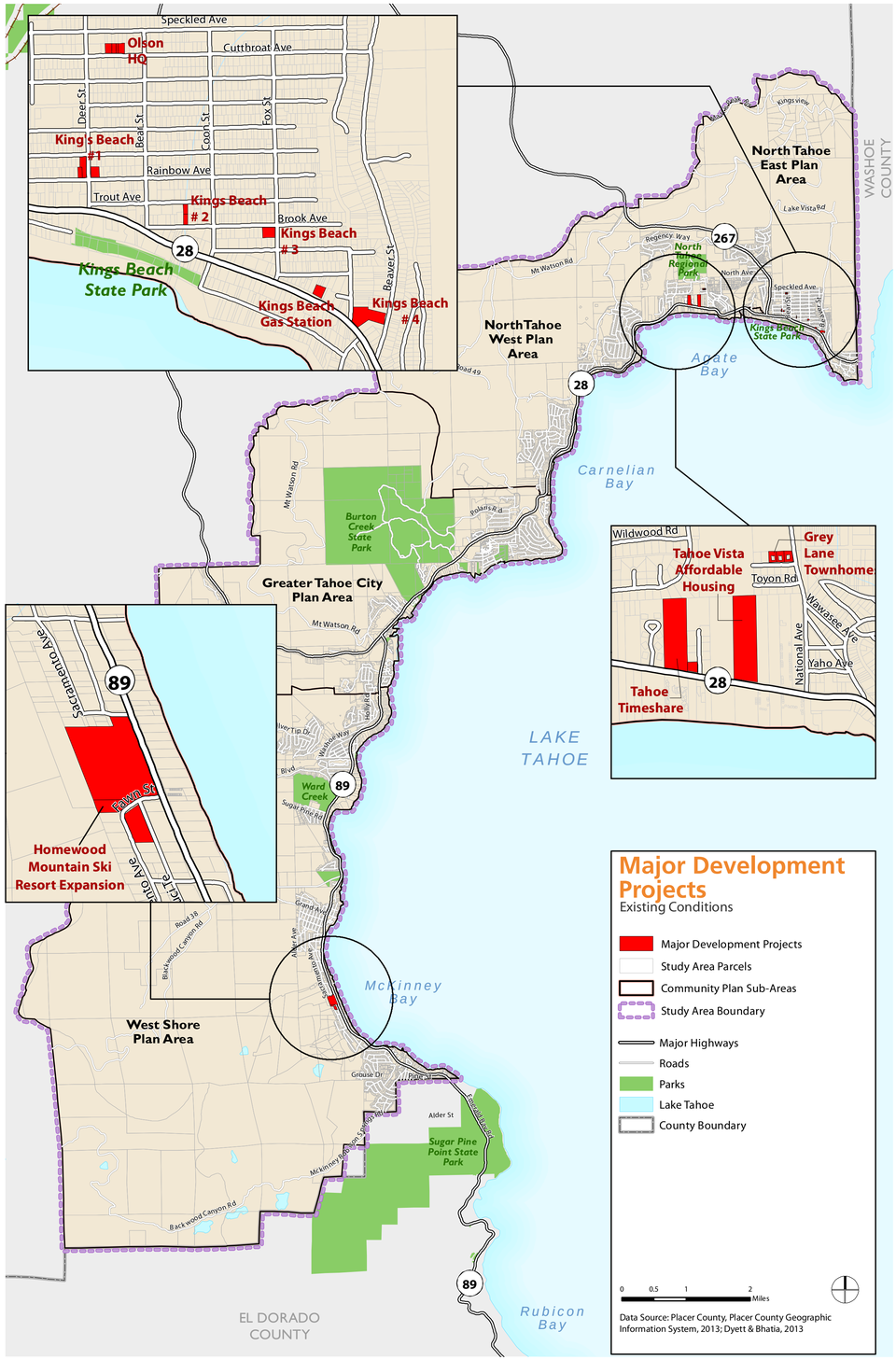
The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the state's major housing goal.

POLICY INITIATIVES

- Protect and enhance the quality of life in the Plan Area's residential neighborhoods
- Promote housing opportunities for full-time and seasonal residents as well as workers employed within the Region
- To the extent feasible, without compromising the growth management provisions of the Regional Plan, the attainment of threshold goals, and affordable housing incentive programs, encourage development of very low-, low-, and moderate-income housing throughout the entire Plan Area
- Regularly evaluate housing needs in the Plan Area and update policies and ordinances if necessary to achieve State, Local and Regional housing goals

Your Thoughts

Development and Housing



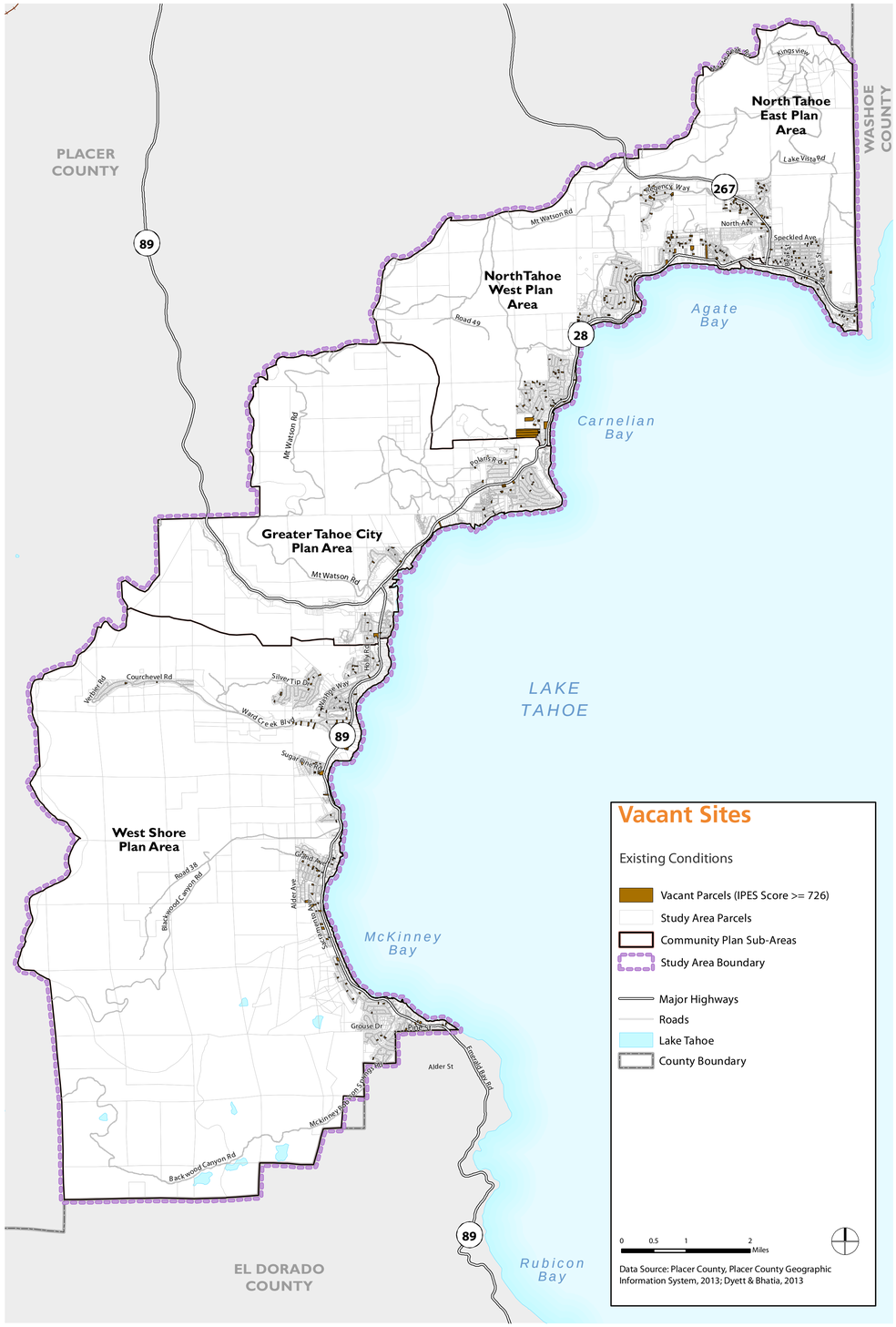
Major Development Projects *(left)*

Residential: *Approximately 29 acres are in the residential development "pipeline" for a total of 317 housing units (15 percent single-family and 85 percent multi-family), the majority of which are located at the Homewood Mountain Resort (161 housing units).*

Tourist Accommodations: *A five-star hotel (75 rooms) is proposed as part of the Homewood Mountain Resort ski area expansion.*

Commercial: *Approximately 15,000 square feet of retail space are approved as part of the Homewood Mountain Ski Resort ski area expansion, 6,000 square feet of office space as part of the Olson Construction Headquarters, and 2,600 square feet of retail as part of the Kings Beach Gas Station project.*

Industrial: *There are no major proposed or approved industrial projects in the Plan Area.*

Vacant Sites *(right)*

IPES assigns a numerical score to vacant parcels and ranks the parcels according to their relative suitability for development based on the following: relative erosion potential, runoff potential, access, stream environment zones, conditions of local water shed, ability to revegetate, need for water quality improvement projects in the vicinity of the of the parcel, and distance from Lake Tahoe. In Placer County, only parcels with an IPES score of 726 or higher are considered buildable and may obtain a residential allocation or permit from Placer County.