

Table of Contents

Part 1 Introduction.....	1
1.1 Regulatory Context.....	4
1.2 Public Input and the Planning Process.....	10
1.3 Summary of the Area Plan.....	15
Part 2 Conservation Plan	19
2.1 2011 Threshold Evaluation	19
2.2 Water Quality.....	21
2.3 Soil Conservation and Land Coverage.....	33
2.4 Stream Environment Zones (SEZ)	40
2.5 Air Quality	40
2.6 Scenic Resources	43
2.7 Vegetation	46
2.8 Fisheries and Aquatic Resources.....	48
2.9 Wildlife Resources.....	53
2.10 Noise	54
2.11 Cultural Resources	54
2.12 Natural Hazards.....	57
Part 3 Socio-Economic Plan.....	61
3.1 Population	61
3.2 Housing	63
3.3 Employment and Commute Patterns.....	67
3.4 Project Feasibility	68
3.5 Socio-Economic Policies.....	69
Part 4 Land Use Plan.....	71
4.1 Land Use Strategy.....	71
4.2 Existing Land Use	72
4.3 TRPA Growth Control System	79
4.4 Area Plan Programs.....	87

Placer County Tahoe Basin Area Plan

4.5	Land Use Diagram.....	91
4.6	Town Center Plans	96
4.7	Land Use and Community Design Policies	105
Part 5	Transportation Plan	111
5.1	Regional Plan/Regional Transportation Plan	112
5.2	Roadway Network	113
5.3	Transit Network	118
5.4	Pedestrian and Bicycle Network	123
5.5	Transportation Policies.....	127
Part 6	Recreation Plan	127
6.1	Regional Plan	127
6.2	Inter-Agency Recreation Management Framework.....	128
6.3	Recreation Strategy	129
6.4	Recreation Facilities.....	129
6.5	Recreation Policies	134
Part 7	Public Services and Facilities Plan.....	139
7.1	Regional Plan	139
7.2	Potable Water	139
7.3	Wastewater Collection and Treatment	140
7.4	Stormwater	140
7.5	Schools	142
7.6	Law Enforcement	143
7.7	Fire Services	143
7.8	Public Service and Facility Policies.....	145
Part 8	Implementation Plan	147
8.1	Implementation Policies.....	147
8.2	Planned Environmental Improvement Projects.....	148
8.3	Restoration Performance Targets	169

List of Tables

Table 2.1	2011 Threshold Evaluation Report Findings.....	20
Table 2.2-A	BMP Compliance in the Area Plan.....	22
Table 2.2-B	2016 Pollutant Load Reduction Requirements	24
Table 2.2-C	Completed TMDL Water Quality Improvement Projects	25
Table 2.2-D	Current TMDL Water Quality Improvement Projects	26
Table 2.2-E	Pollutant Control Management Measures Summary	26
Table 2.3	Existing and Allowable Coverage by Land Capability District.....	35
Table 2.5	Tahoe Region Greenhouse Gas Emission Inventory.....	42
Table 2.7	Vegetation Communities.....	46
Table 2.8	Fish Species Sampled in the Area Plan	51
Table 3.1-A	Plan Area Population Trends	61
Table 3.1-B	Race and Ethnicity in the Area Plan.....	62
Table 3.1-C	Population by Age in the Area Plan.....	63
Table 3.2-A	Housing Units and Occupancy.....	64
Table 3.2-B	Seasonal Housing Units	64
Table 3.2-C	Mean 2013 Household Income	65
Table 3.2-D	Median 2013 Housing Unit Value.....	66
Table 3.2-E	Housing Affordability, 2013.....	66
Table 3.3	Commute Patterns in King Beach and Tahoe City.....	67
Table 4.2-A	Existing Land Uses	72
Table 4.2-B	Property Ownership	73
Table 4.3-A	Vacant Parcels with IPES \geq 726	81
Table 4.3-B	Transfer of Developments Rights to Centers	83
Table 4.3-C	Transfer of Existing Development Centers.....	83

Table 4.3-D	Placer County CFA Supply.....	85
Table 4.3-E	Placer County TAU Supply	85
Table 5.2	Existing Level of Service at Key Intersections.....	112
Table 6.4-A	Parks and Recreation Facilities Inventory	130
Table 6.4-B	Existing and Proposed Multi Use Trails	133
Table 7.5	Existing Schools in Tahoe-Truckee Unified School District.....	142
Table 8.2	Planned Environmental Improvement Projects	148

List of Figures

Figure 1-1	Area Plan Boundary.....	3
Figure 2-1	Water Quality Improvement Projects and BMP Certified Properties	28
Figure 2-2	Kings Beach Water Quality Improvements	29
Figure 2-3	Tahoe City Water Quality Improvements.....	30
Figure 2-4	Kings Beach Fine Sediment Loading	31
Figure 2-5	Tahoe City Fine Sediment Loading	32
Figure 2-6	Land Capability	34
Figure 2-7	Land Coverage	37
Figure 2-8	Kings Beach Land Coverage	38
Figure 2-9	Tahoe City Land Coverage	39
Figure 2-10	Scenic Resources	45
Figure 2-11	Vegetation Communities.....	47
Figure 2-12	Fish Habitat.....	50
Figure 2-13	Historic Resources	56
Figure 2-14	Flood Zones	59
Figure 4-1	Existing Land Use.....	76
Figure 4-2	Kings Beach Existing Land Use.....	77

Figure 4-3	Tahoe City Existing Land Use.....	78
Figure 4-4	Vacant Sites	84
Figure 4-5	Land Use Diagram	95
Figure 4-6	Kings Beach Land Use Diagram	99
Figure 4-7	Tahoe City Land Use Diagram.....	100
Figure 4-8	Secondary Residences on Lots Under One Acre	101
Figure 4-9	Kings Beach Opportunity Site	102
Figure 4-10	Tahoe City Opportunity Site	103
Figure 5-1	Roadways.....	115
Figure 5-2	Regional Transit System	119
Figure 5-3	Existing and Planned Pedestrian & Bike Infrastructure	124
Figure 5-4	Kings Beach Transportation Infrastructure & Improvements.....	125
Figure 5-5	Tahoe City Transportation Infrastructure & Improvements	126
Figure 6-1	Parks, Recreation Areas and Trails	135
Figure 6-2	Kings Beach Recreation Infrastructure & Improvements.....	136
Figure 6-3	Tahoe City Recreation Infrastructure & Improvements.....	137
Figure 7-1	Water & Wastewater Districts	141
Figure 7-2	Schools & Public Safety Services	144

