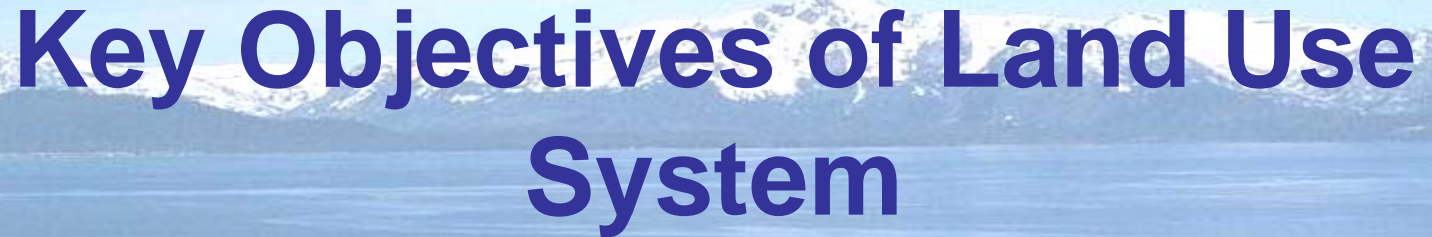


# TRPA Regional Plan Update

Presentation to the Pathway Forum  
April 3, 2008

## Land Use





# Key Objectives of Land Use System

- Advance attainment of thresholds through environmental revitalization of urbanized areas.
- Create concentrated centers that reduce auto-dependency and encourage bike and pedestrian travel
- Preserve and enhance the individual character of Region communities



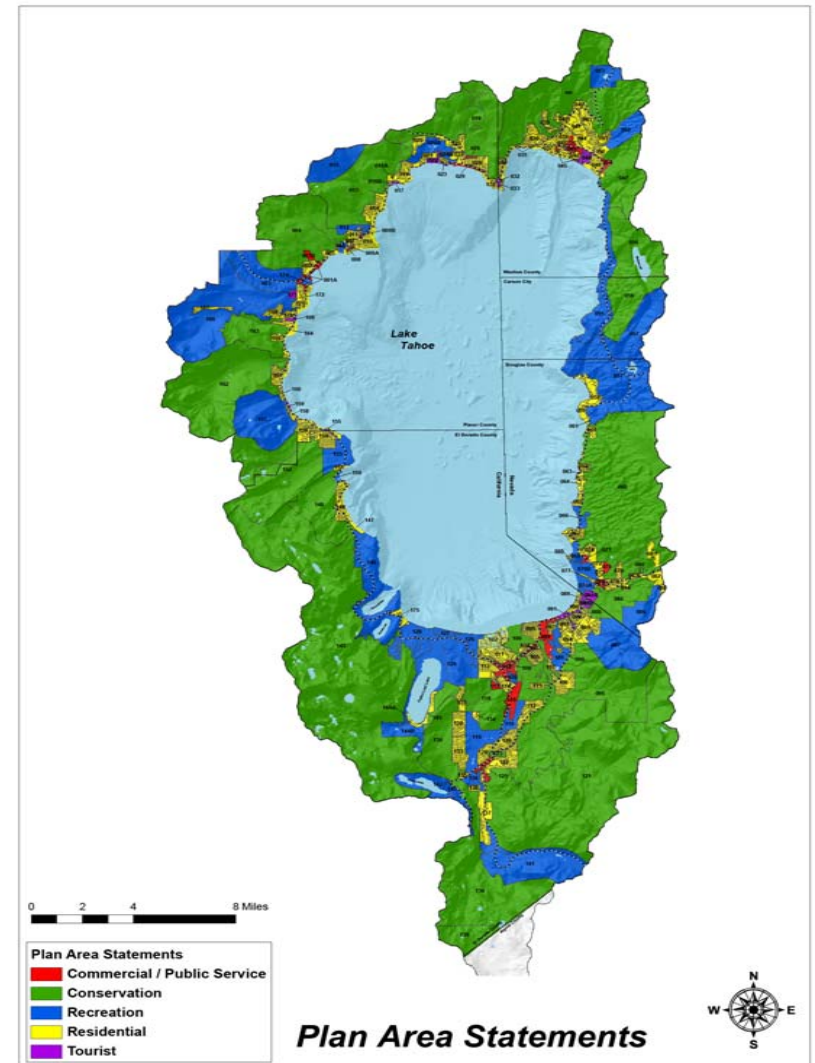
# Major Planning Proposals

- Integration of Transect Zoning and current PAS system
- Focused development/Nodal Zones
- Compact Development
- Pedestrian/Transit Oriented Development
- Form-based codes
- Climate Change

# Current System

## Plan Area Statements

- Area description
- Land-use classifications
- Management strategies
- Special Designations
- Planning Statement and consideration
- Special Policies
- Permissible Uses
- Maximum Densities
- Maximum Community Noise Levels
- Additional Developed Recreation
- Improvement Programs



# Proposed Transect Zoning System

## Regional Plan Classifications

	Conservation
	Recreation
	Residential
	Commercial
	Tourist



## Zoning Classifications

	Wilderness
	Road less Area
	General Forest and Park Land
	Developed Recreation
	Low Density Residential
	High Density Residential
	Neighborhood Center
	Town Center
	Tourist Center
	Special District

Transect Zoning Shifts from Use to Intensity and Mix of Use

# Transect Zoning System

High Density Residential

Neighborhood Center

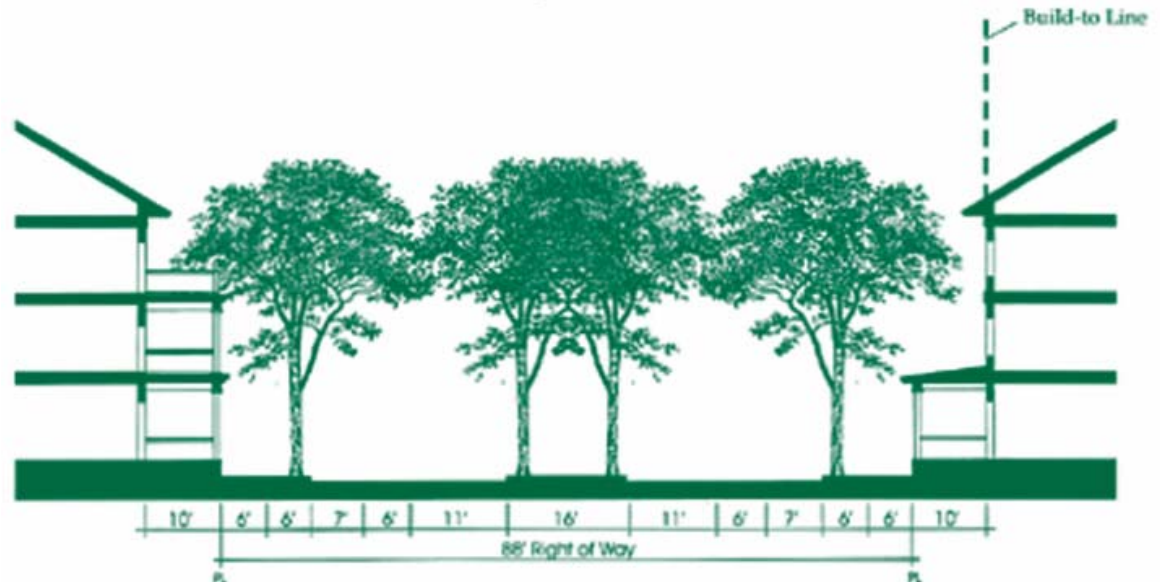
Town Centers



# Form-based Design

- Form-based codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use.
  - **Shape a more compact, pedestrian-oriented of style of development and desired community character.**
- **Specific Design Elements that will be addressed include:**

- Height
- Density
- Set-backs
- Parking
- Build-to lines







# Compact/Mix-Use/PTOD

## Objectives:

- Allow mixed-use, compact land use patterns within Community Plan Areas
  - Create and support pedestrian and Transit Systems to reduce auto-oriented travel
  - Capture and enhance individual character of Region's communities
  - Provides option and reduce reliance on the auto.
  - Mixing uses creates active, vital neighborhoods.

## Results:

- Reduced Vehicle Miles Traveled
- Lower per capita levels of emissions (ozone, CO<sub>2</sub>)
- Reduce land coverage
- Enhanced Scenic & Community Design



# Climate Change/GHC Emissions

- Adopt climate change policies and reduce regional greenhouse gas emissions through updated land use policies.
  - California AB32 Legislation
  - Preliminary studies indicate that climate change is affecting the biology and environment of the Lake.
  - Development and land conservation have an impact on energy demand.
  - Land use and transportation policies can result in efficient energy use and emissions reductions



Questions?



# *Regional Plan Update*

## *Environmental Improvement Program*

Paul Nielsen,  
Assistant Branch Chief,  
Environmental Improvement Branch



# EIP Issues for Discussion

- **Relationship Between EIP and the Regional Plan**
- **Regional Revenue Generation**
- **Climate Change Considerations**



# The Next Phase of the EIP Encompasses Six Focus Areas:

1. Restoring Watershed & Habitat
2. Improving Forest Health
3. Achieving Air Quality & Transportation Goals
4. Enhancing Recreation & Scenic Resources
5. Science & Reporting
6. Conducting Public Education & Outreach



# Local Regional Revenue

- Establishing a local regional revenue source to fund the local share of EIP is the biggest issue facing future EIP implementation.
- Draft EIP Finance Plan Recommendations for Local Regional Revenue Include:
  - **Implement Tahoe Basin stormwater fees.**
  - **Develop an EIP Implementation Fee.**
  - **Place before the electorate a proposal to increase Tahoe Basin transient occupancy tax rates.**



# **Draft EIP Finance Plan Recommendations for Local Regional Revenue continued:**

- Place before the electorate proposals to increase sales and use tax rates to fund transportation, stormwater management, air quality, recreation, and water quality projects.**
- Form the North Lake Tahoe Transportation Authority and place before voters within its jurisdiction a proposal to adopt a supplementary sales tax increase.**
- Commission a Tahoe Basin User Fee Study.**

# Climate Change Considerations and Link to Threshold Indicators

- The Regional Plan will propose policies relating to Global Climate Change.
- We propose to link EIP projects to climate change effects to the maximum extent in order to leverage new sources of funds that may be available for this purpose but will also have a direct relationship to needed EIP projects.
- Funding scientific studies is important to correlate effectiveness between restoration activities and their effect on threshold indicators that will help to prioritize projects and to ensure projects are achieving maximum efficiency while stretching limited restoration dollars.



Questions?