



This map is a generalized depiction of approved land uses in plans for specific geographic areas. Provisions of more detailed Plan Area Statements, Community Plans and other adopted plans prevail until superseded by conforming Area Plans. Amendments that are included in the 2012 Regional Plan Update include the following:


1. Amended Conservation Classification to Recognize USFS Ownership
2. Minor Boundary Modifications to Recognize Public Land Acquisitions by USFS, CA and NV
3. Minor Boundary correction to change Heavenly Ski Area property from Residential to Recreation
4. Recognize Commercial Districts as Mixed-Use Areas
5. Parcels adjoining the High Density Tourist District designated Recreation. This includes 479 acres of the Van Sickle State Park and approximately 256 acres of private land
6. Added Residential and Recreation Land Use Classification amendments, per Ordinance 2014-02 (amended 05/24/14).
7. Center and regional land use classification amendments were added for the Tahoe Valley Area Plan and for the Placer County Tahoe Basin Area Plan.


This layer was edited in July 2017 to reflect changes from the adoption of Placer County Tahoe Basin Area Plan (adopted on January 25, 2017 pursuant to Ordinance # 2017-01).


 **TRPA Jurisdiction**

**Special Planning Districts**


 **High Density Tourist District**


 **Regional Center District**


 **Town Center District**


 **Stream Restoration**


**Land Use Classifications**


 **Backcountry**


 **Conservation**


 **Mixed-Use**

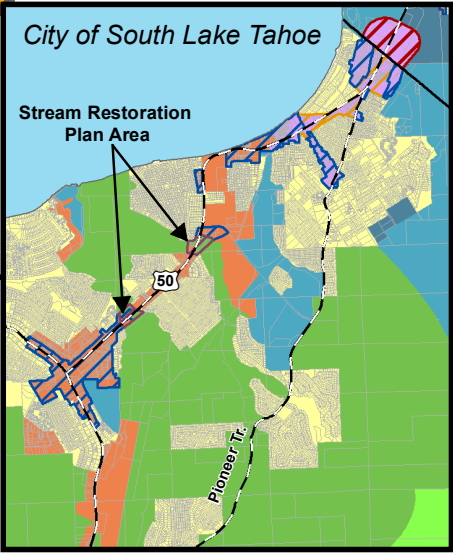
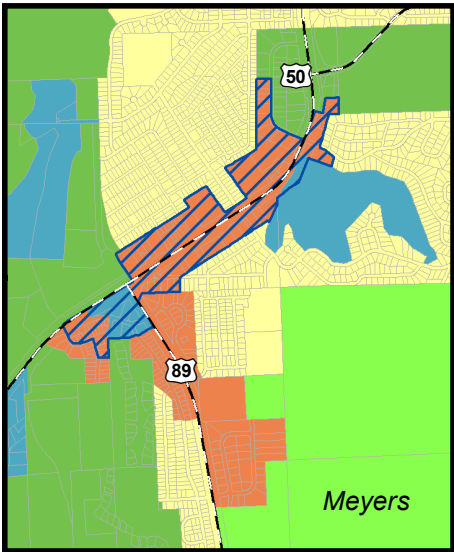
 **Recreation**

 **Residential**

 **Resort Recreation**

 **Tourist**

 **Wilderness**




Note: Please refer to [www.trpa.org](http://www.trpa.org) for a higher resolution version of the map  
See Land Use Policy LU-4.1 for Land Use Classification definitions



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**Map 1**  
**Conceptual Regional Land Use**  
**Lake Tahoe Region**

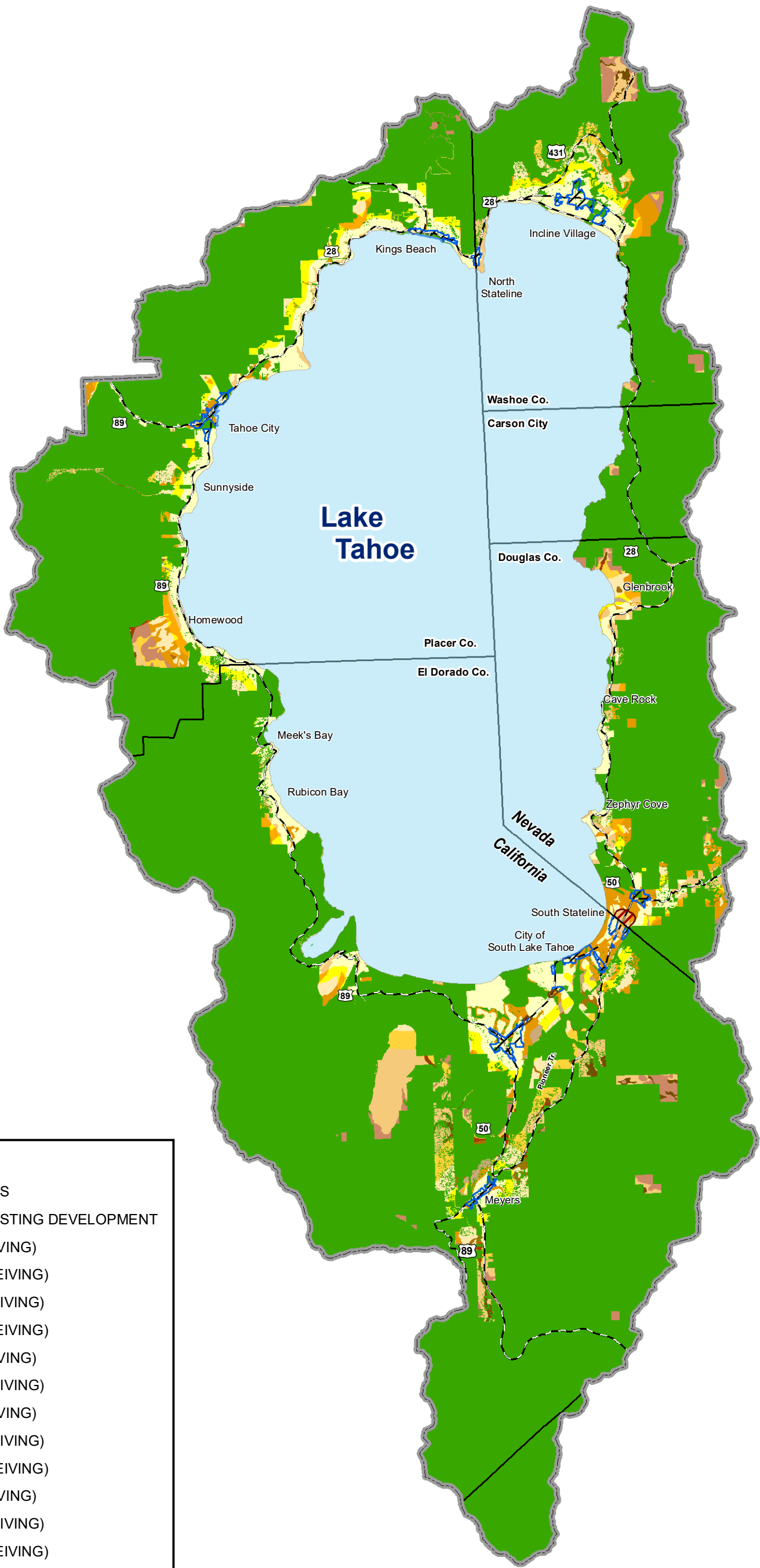


0

2.75

5.5

Miles



- TRPA JURISDICTION
- USFS AND STATE PARKS
- TRANSFER RATIOS FOR EXISTING DEVELOPMENT
- 1: 1 (SENDING: RECEIVING)
  - 1: 1.25 (SENDING: RECEIVING)
  - 1: 1.5 (SENDING: RECEIVING)
  - 1: 1.75 (SENDING: RECEIVING)
  - 1: 2 (SENDING: RECEIVING)
  - 1: 2.5 (SENDING: RECEIVING)
  - 1: 3 (SENDING: RECEIVING)
  - 1: 3.5 (SENDING: RECEIVING)
  - 1: 3.75 (SENDING: RECEIVING)
  - 1: 4 (SENDING: RECEIVING)
  - 1: 4.5 (SENDING: RECEIVING)
  - 1: 5.25 (SENDING: RECEIVING)
  - 1: 6 (SENDING: RECEIVING)

Note: See Land Use Policy LU-4.1 for definitions.  
Transfer ratio of 1:3 means that in exchange for removing one unit that is currently built and restoring this land, 3 units can be transferred and developed in a Center area. Field verification of eligibility (such as a land capability verification) is required. Please see TRPA Code Section 51.5.

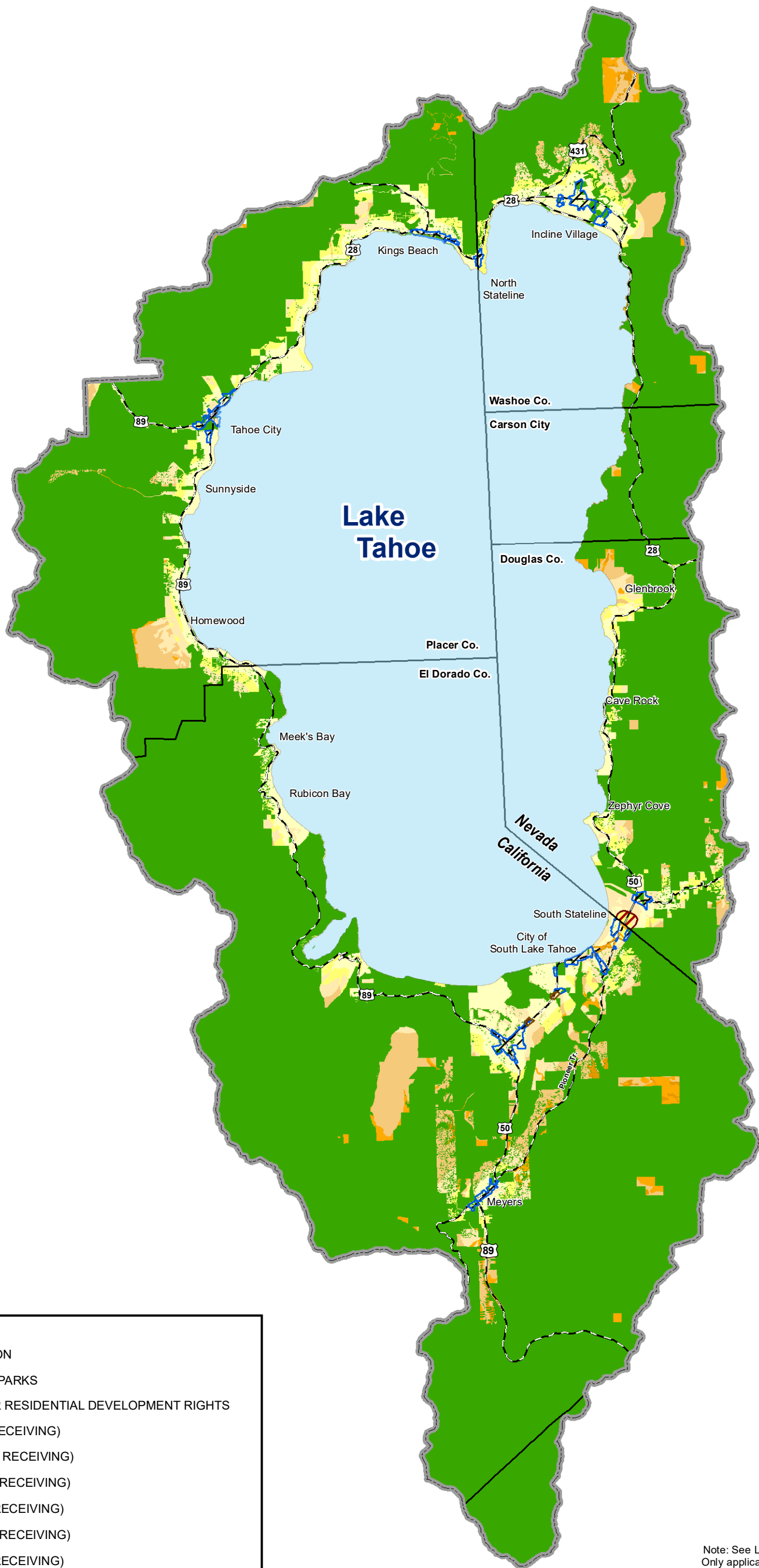
**Map 2**  
**Conceptual Ratios for**  
**Transfer of Existing Development**  
**December 12, 2012**





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0 2.75 5.5 Miles





 TRPA JURISDICTION


 USFS AND STATE PARKS


TRANSFER RATIOS FOR RESIDENTIAL DEVELOPMENT RIGHTS


 1: 1 (SENDING: RECEIVING)

 1: 1.25 (SENDING: RECEIVING)

 1: 1.5 (SENDING: RECEIVING)

 1: 2 (SENDING: RECEIVING)

 1: 2.5 (SENDING: RECEIVING)

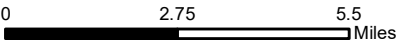

 1: 3 (SENDING: RECEIVING)

Note: See Land Use Policy LU-4.1 for definitions.  
Only applicable for vacant parcels with residential development rights. Transfer ratio of 1:3 means that in exchange for preserving a sending parcel in perpetuity, 3 units can be transferred and developed in an eligible Center area. Field verification of eligibility (such as a land capability verification) is required. Please see TRPA Code Section 51.3.



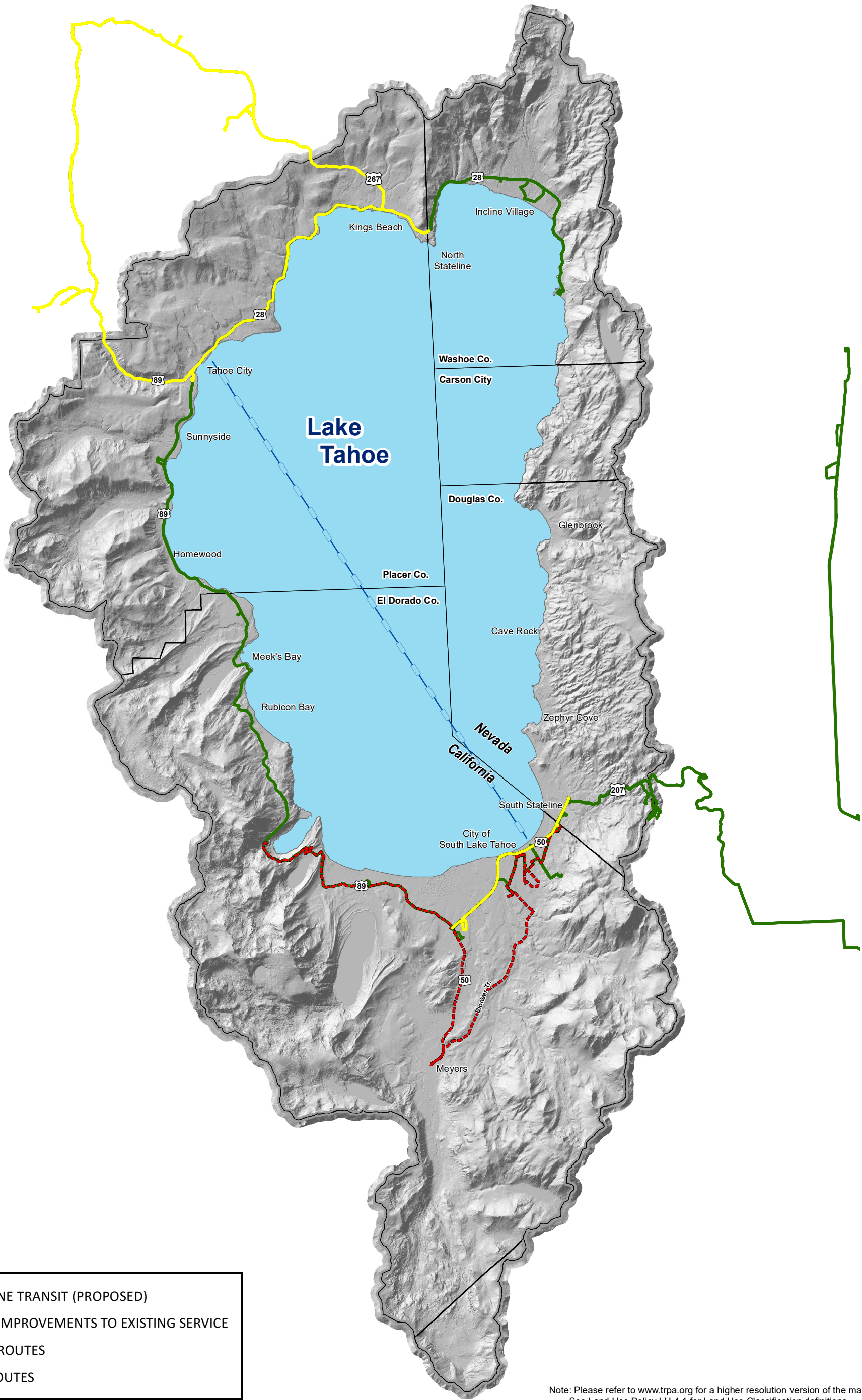
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Map 3  
Conceptual Ratios for  
Transfer of Residential Development Rights  
December 12, 2012



02.755.5  
Miles

To Truckee

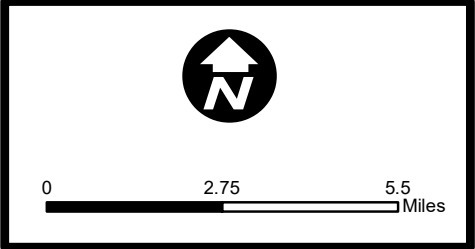


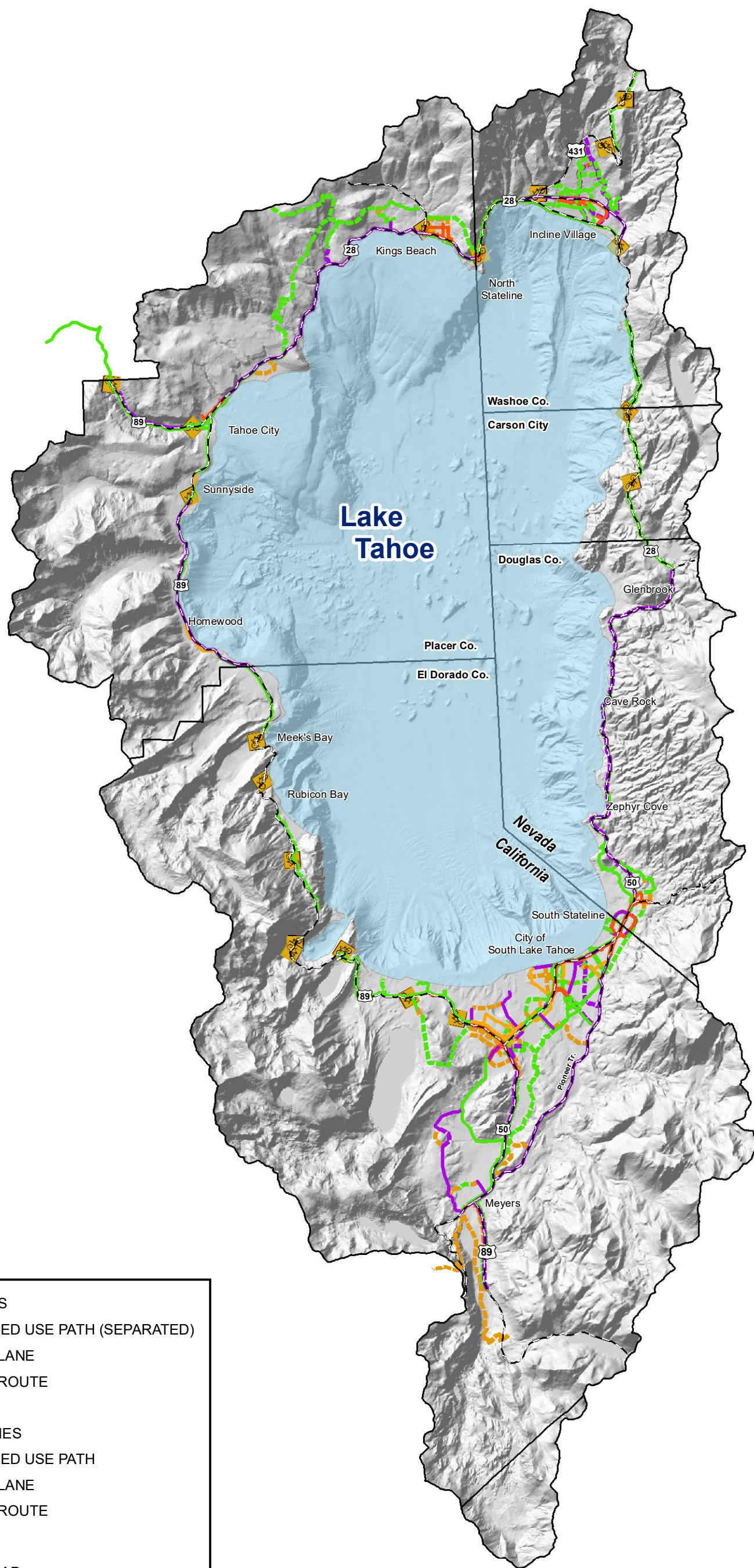
Note: Please refer to [www.trpa.org](http://www.trpa.org) for a higher resolution version of the map  
See Land Use Policy LU-4.1 for Land Use Classification definitions

- WATERBORNE TRANSIT (PROPOSED)
- PROPOSED IMPROVEMENTS TO EXISTING SERVICE
- PROPOSED ROUTES
- EXISTING ROUTES



# Map 4 Conceptual Transit Services January 2018





#### EXISTING FACILITIES

- CLASS 1, SHARED USE PATH (SEPARATED)
- CLASS 2, BIKE LANE
- CLASS 3, BIKE ROUTE
- SIDEWALK

#### PROPOSED FACILITIES

- CLASS 1, SHARED USE PATH
- CLASS 2, BIKE LANE
- CLASS 3, BIKE ROUTE
- SIDEWALK

 SHARE THE ROAD

Note: Includes updates from the 2017 adopted Linking Tahoe Regional Transportation Plan.

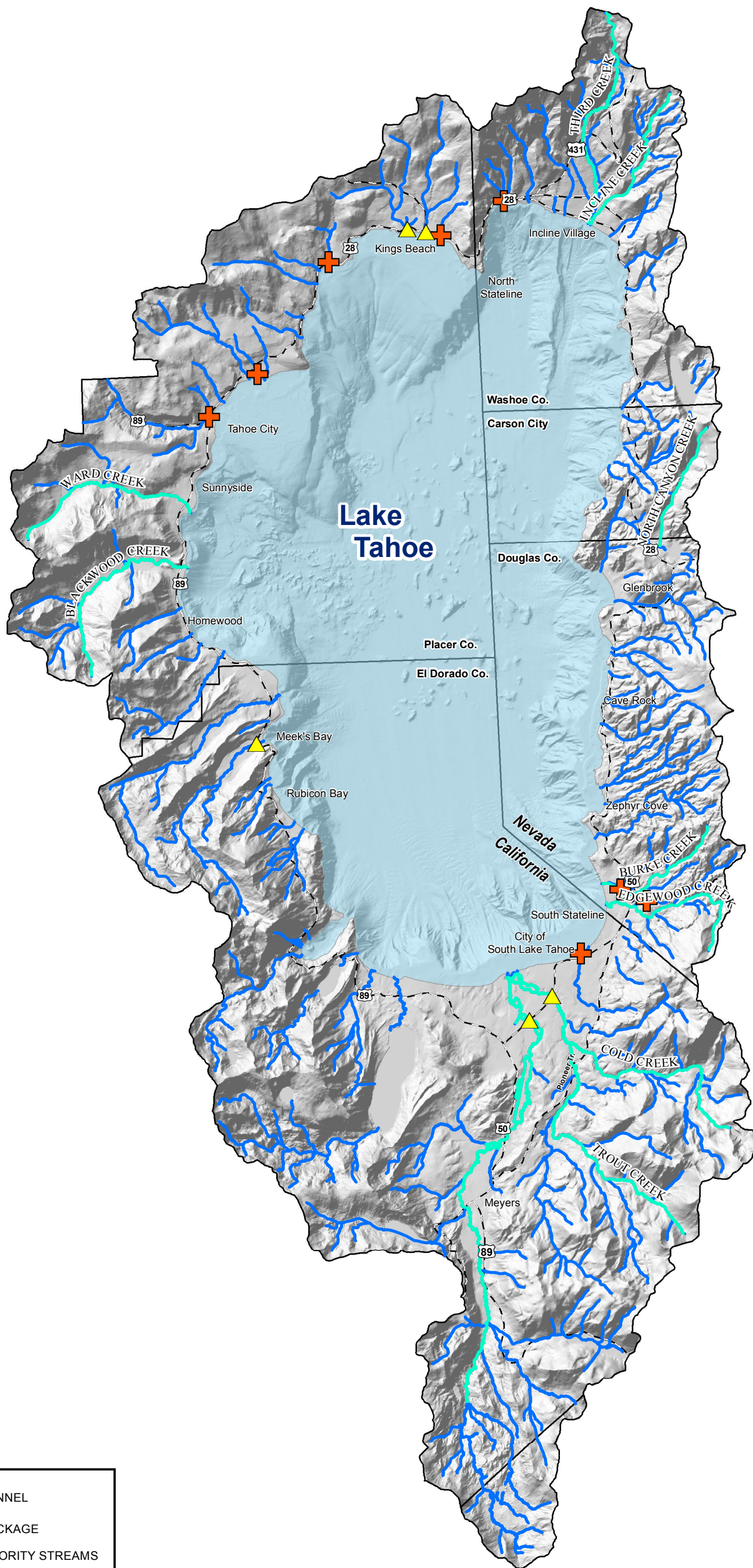


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### Map 5 Conceptual Bicycle & Pedestrian Facilities December 12, 2012



0 2.75 5.5 Miles



- BELOW GROUND CHANNEL
- PARTIAL STREAM BLOCKAGE
- EIP RESTORATION PRIORITY STREAMS
- STREAMS

Note: Please refer to [www.trpa.org](http://www.trpa.org) for a higher resolution version of the map  
See Land Use Policy LU-4.1 for Land Use Classification definitions



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**Map 6  
Conceptual Stream Corridor Impediments  
December 12, 2012**



0 2.75 5.5  
Miles