Appendix G

TRPA PAS

006
FISH HATCHERY

PLAN DESIGNATION:

Land Use Classification	RECREATION
Management Strategy	REDIRECTION
Special Designation	SCENIC RESTORATION AREA

DESCRIPTION:

Location: This area encompasses most of the meadow area extending from the shoreline in the vicinity of the U.S. Coast Guard facility to the County Administrative Center north of State Highway 28. The area is depicted on TRPA map D-6.

Existing Uses: The majority of the area is publicly owned and contains the County Administrative Center, TCPUD Recreation Area, the U.S. Coast Guard facility, and an abandoned state fish hatchery.006

Existing Environment: Most of the area is classified as stream environment zone, and the shorezone is classified as a shorezone tolerance district 1. The predominant riparian-type vegetation of the area has been extensively modified to accommodate various types of recreational and urban support services.

PLANNING STATEMENT: This area should continue to provide both dispersed and more intensive forms of recreation while preserving, to the extent possible, its natural character and value as a stream environment zone. Intensive uses in sensitive areas should be relocated to other less-sensitive sites in the planning area, and inappropriate uses should be redirected outside the planning area.

PLANNING CONSIDERATIONS:

1. Scenic Shorezone Unit 16 and Scenic Roadway Unit 16 are within this Plan Area. Both are targeted for scenic restoration according to the scenic threshold.

2. The open meadow areas should be maintained as scenic corridors from the highway and all development should be screened from views with appropriate landscaping. Other design considerations must be consistent with the scenic restoration plan for Roadway Unit #16.

3. Numerous developed facilities are located within the SEZ, which reduces the nutrient cleansing capacity of the meadow areas.

4. Most of the developed facilities lack 208 water quality improvements.

5. Not all uses in the area are recreation oriented.

6. Burton Creek has been extensively modified.

SPECIAL POLICIES:

1. No new land coverage for the County Administrative Center shall be permitted in the SEZ, and the entire facility should be retrofitted with Best Management Practices as soon as feasible.

2. The County is considering moving the Department of Public Works. The existing coverage should be credited toward the expansion of the County Administrative Center.

3. The campsites should be eliminated in this area over the long term and relocated in a Plan Area with higher capability land.

4. The undeveloped portions of the SEZ should be managed for scenic restoration and low intensity uses.

5. Wherever possible, disturbed sites in the SEZ should be restored. Incentives should be given property owners to encourage restoration. This Plan Area is a high priority area for land coverage reduction.

6. The facilities associated with the boat ramp and Coast Guard Station should be retrofitted with BMPs as soon as feasible.

7. TRPA recognizes the existing research facility at its current level of use on the Historic Fish Hatchery Property as a Threshold-Related Research Facility in these plan areas. There shall be no expansion of the existing use unless, at the time of project approval it is determined that the project can be sufficiently mitigated, and there is implementation of the following environmental improvement projects*:*

   a) Participate in planning, designing, and funding a fair share of the Burton Creek Linked Project-Stream Habitat Restoration (EIP project #51 and #988); AND

   b) Plan and design, and/or fund the relocation of the campground in PAS 006, Fish hatchery, to a plan area statement with higher capability (EIP Projects #988 and #860); OR

   c) Plan and design, and/or fund the relocation of the existing baseball field in PAS 006, Fish Hatchery, to a plan area statement with higher capability land that is still within the TCPUD's recreational boundaries (EIP Project #944 and 208 Plan); OR

   d) Plan and design, and/or fund a functional equivalent restoration project consistent with all Special Policies in PAS 006, Fish Hatchery, and PAS 005, Rocky Ridge; OR

   e) Such additional mitigation as TRPA may determine is necessary.[§]

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

[§] *Amended 03/22/00, Special Policy #3*

General List: The following list of permissible uses is applicable throughout the Plan Area.

Residential	Single family dwelling (A).
Public Service	Pipelines and power transmission (S), transmission and receiving facilities (S), local public health and safety facilities (A), public utility centers (S), transportation routes (S), government offices (S), transit stations and terminals (S), cultural facilities (S), regional public health and safety facilities (S), and threshold-related research facilities (S).[§]
Recreation	Day use areas (A), riding and hiking trails (S), participant sports (S), developed campgrounds (S), beach recreation (A), and boat launching facilities (S).
Resource Management	Reforestation (A), regeneration harvest (S) sanitation salvage cut (A), selection cut (S) special cut (S), thinning (A), tree farms (S), timber stand improvement (S), early successional stage vegetation management (A), non-structural fish habitat management (A), non-structural wildlife habitat management (A), structural fish habitat management (S), structural wildlife habitat management (S), farm/ranch accessory structures (S), fire detection and suppression (A), fuels treatment (S), insect and disease suppression (A), prescribed fire management (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), SEZ restoration (A), and run-off control (A).

Shorezone: Within the specified shorezone tolerance district, the following primary uses may be permitted in the backshore, nearshore, and foreshore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with Chapter 18. The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

Tolerance District 1

Primary Uses	Beach recreation (A), safety and navigation facilities (A), boat launching facilities (S), and water oriented outdoor recreation concessions (S).
Accessory Structures	Buoys (A), piers (A), fences (S), boat ramps (A), floating docks and platforms (A), shoreline protective structures (S), and water intake lines (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

[§] *Amended 03/22/00, Public Service*

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel
Recreation	
Developed Campgrounds	8 sites per acre

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 55 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time:

SUMMER DAY USES **0 PAOT** WINTER DAY USE **0 PAOT** OVERNIGHT USES **0 PAOT**

ENVIRONMENTAL IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented. [§]

[§] Amended 5/22/02

007
LAKE FOREST GLEN

PLAN DESIGNATION:

Land Use Classification	RESIDENTIAL
Management Strategy	MITIGATION
Special Designation	SCENIC RESTORATION AREA
	TDR RECEIVING AREA FOR (Special Area #1 Only)[§]:

1. Existing Development
2. Multi-residential Units

DESCRIPTION:

Location: This area is located between Tahoe City and Dollar Point along Highway 28 and can be found on TRPA map D-6.

Existing Uses: The primary use in this area is medium density residential condominiums with some commercial uses. The development is relatively new and is substantially committed to existing condominium maps. This area is 90 percent built out.

Existing Environment: This area is 55 percent low hazard and 45 percent SEZ. The land coverage is 50 percent plus an additional 30 percent disturbed. The meadow area has been extensively modified.

PLANNING STATEMENT: This area should be continued as a medium density residential area with some additional compatible commercial uses.

PLANNING CONSIDERATIONS:

1. The stream environment zone is extensively covered.
2. Scenic Roadway Unit 16 is within this Plan Area and is targeted for scenic restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. A high priority should be given to evaluation and restoration of disturbed SEZs. There should be no further encroachment into the meadow.
2. Commercial development [§§] and government offices (administrative only), should be limited to the properties fronting Highway 28 north of upper Lake Forest Road, discouraging strip development as specified in the Tahoe City Community Plan (Special Area #1).

[§] Amended 5/28/03
[§§] Amended 6/28/06

3. Provide opportunities for development of a variety of housing for seniors with emphasis on affordable housing.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

General List: The following list of permissible uses is applicable throughout the Plan Area, except as noted in Special Area #1.

Residential	Multiple family dwellings (A) and single family dwelling (A).
Public Service	Local post offices (S), local public health and safety facilities (S), public utility centers (S), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S).
Recreation	Day use areas (A), participant sports facilities (S), and riding and hiking trails (A).
Resource Management	Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), early successional stage vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive and uncommon plant management (A), erosion control (A), SEZ restoration (A), and runoff control (A).

Special Area #1: The following list of permissible uses is applicable in Special Area #1.

All the uses listed on the General List, plus the following additions:

Commercial	Financial services (A), health care services (A), personal services (A), and professional offices (A).
Public Service	Churches (S), [§]and government offices (A), (administrative only).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

[§] Amended 6/28/06

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwellings	15 units per acre

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 55 CNEL. The maximum community noise equivalent level for the Highway 28 corridor is 55 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time:

SUMMER DAY USES **0 PAOT** WINTER DAY USE **0 PAOT** OVERNIGHT USES **0 PAOT**

ENVIRONMENTAL IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented. [§]

[§] Amended 5/22/02

008
LAKE FOREST

PLAN DESIGNATION:

Land Use Classification	RESIDENTIAL
Management Strategy	MITIGATION
Special Designation	NONE

DESCRIPTION:

Location: This area includes the old residential area along Lake Forest Road near Tahoe City and can be found on TRPA map D-6.

Existing Uses: This is an area of mixed residential uses which range from old summer homes to newer condominium projects. There is extensive shoreline which is in public ownership. The area is 90 percent built out in the private lands.

Existing Environment: This area is 75 percent low hazard and 25 percent SEZ. The land coverage is 20 percent plus an additional 15 percent disturbed. The shorezone is classified as tolerance districts 1, 4 and 7 and as prime fish habitat. A large portion of the SEZ on the State of California's Skylandia parcel is relatively undisturbed.

PLANNING STATEMENT: This area should continue to serve as a residential neighborhood of the existing type and character.

PLANNING CONSIDERATIONS:

1. There are eroding cliffs and public access problems on the shoreline.
2. The older portions of the area are not up to minimal BMP standards.
3. This area has some scenic problems identified with being an older area of mixed uses.
4. The prime fish habitat in Lake Tahoe is tentatively identified for habitat restoration.
5. Scenic Shoreline Unit 16 is within this Plan Area.

SPECIAL POLICIES:

1. The Skylandia property should be maintained as a subregional recreation area as should the Tahoe City Public Utility District beach. Community involvement must be encouraged in any planned development of recreation facilities in this area.
2. To be consistent with the development standards contained in Chapter 54 of the Code and Goal #1, Policy 10 of the Goals and Policies Plan, the shoreline should be limited to one multiple use pier on Placer County property. The existing piers should be allowed to remain.
3. The shoreline area should remain in public ownership, and additional access and parking should be provided at Skylandia.

4. Organization should be encouraged to eliminate traffic and congestion problems at the Tahoe City Public Utility District beach.

5. Special Area #1 shall be considered one project area and the only personal service permissible is wedding chapels. The special use findings to add this use shall include that the project area has functional BMPs and the Historic Integrity of the property is being protected.[§]

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

General List: The following list of permissible uses is applicable throughout the Plan Area:

Residential	Single family dwelling (A).
Tourist Accommodation	Bed and breakfast facilities (S).
Public Service	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), public utility centers (S), local post offices, (S), and churches (S).
Recreation	Participant sports facilities (S), day use areas (A), riding and hiking trails (A), and beach recreation (A).
Resource Management	Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), early successional stage vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive and uncommon plant management (A), erosion control (A), SEZ restoration (A), and runoff control (A).

Special Area #1: The following list of permissible uses is applicable in Special Area #1. All uses listed in the General List plus the following uses are permissible.

Commercial	**Personal Services** (S) (See Special Policy #5.)[§]

Shorezone: Within the specified shorezone tolerance district, the following primary uses may be permitted in the backshore, nearshore, and foreshore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with Chapter 18. The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

[§] Amended 12/20/00

Tolerance District 1

Primary Uses	Safety and navigational devices (A) and salvage operations (A).
Accessory Structures	Buoys (A), piers (A), fences (S), boat ramps (S), floating docks and platforms (A), and water intake lines (S).

Tolerance Districts 4 and 7

Primary Uses	Beach recreation (A), safety and navigational devices (A), water oriented outdoor recreation concessions (S), and salvage operations (A).
Accessory Structures	Buoys (A), piers (A), fences (S), boat ramps (S), breakwaters or jetties (S), floating docks and platforms (A), shoreline protective structures (S), and water intake lines (S).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel
Tourist Accommodation	
Bed and Breakfast Facilities	10 units per acre

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 55 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time:

SUMMER DAY USES **0 PAOT** WINTER DAY USE **0 PAOT** OVERNIGHT USES **0 PAOT**

ENVIRONMENTAL IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented. [§]

[§] Amended 5/22/02

009A
LAKE FOREST COMMERCIAL

PLAN DESIGNATION:

Land Use Classification	COMMERCIAL/PUBLIC SERVICE
Management Strategy	REDIRECTION
Special Designation	TDR RECEIVING AREA FOR: 1. Existing development

DESCRIPTION:

Location: This area is located in the Lake Forest area along the Old Lake Forest Road and is located on TRPA map D-6.

Existing Uses: The area consists of small parcels containing commercial and some industrial uses. The area is 90 percent built out.

Existing Environment: The Lake Forest area is low hazard with some SEZ. The land coverage and disturbance are high.

PLANNING STATEMENT: The theme for the Lake Forest Commercial Plan Area Statement is generally of the "Local-serving Retail, Services, and Storage" nature. The TRPA Regional Plan recognizes that the development pattern of Lake Forest, historically, has resulted in a mosaic of mixed uses that would generally be discouraged under present planning theory. Secondly, the TRPA Regional Plan recognizes that the Plan Area is comparatively small and does not lend itself to significant expansion or radical change. The primary goal and objectives of the TRPA Regional Plan is to improve on existing development, by enhancing the appearance of the community, providing environmental benefits, and resolving conflicting land use patterns as much as possible.

PLANNING CONSIDERATIONS:

1. The area needs rehabilitation with an emphasis on scenic restoration.

2. Incentives should be offered at the local level to help achieve these goals.

3. The Lake Forest Commercial area of Plan Area 009A was identified initially as a candidate area for Community Plan status. During the course of the planning process, however, it became the consensus of the Planning Team, in close consultation with members of the Lake Forest community, that due to the limited size of the community, the limitations on new development, and the nature of environmental improvements needed in the community, that the "Community Plan" approach was not warranted. It was felt that goals, policies and regulations could be adequately addressed through the Plan Area Statement process.

SPECIAL POLICIES:

1. Two special areas have been created to more closely define development themes and permitted uses. Special Area 1, on the western side of the Plan Area, is oriented toward "light" commercial and office uses. Special Area 2, on the eastern side of the Plan Area, is more oriented toward "heavy" commercial uses. These designations are based on existing development patterns as well as historic County zoning designations.

2. Given the limited opportunities in the Lake Tahoe basin for siting the types of necessary services located in Special Area 2, this Plan Area Statement does not encourage relocation of such uses. Rather, the goal for this area is to encourage remodeling and rehabilitation of facilities to make properties and uses more congruous. Uses, which by their nature tend to be obtrusive, should be screened and buffered to the extent practical, to minimize such obtrusiveness.

   Because of the unusual mix of uses in this area, special policies with respect to noise are important also. Commercial businesses should conduct their operation in such a way as to not create adverse noise impacts on neighboring properties, for example, through observance of appropriate working hours.

3. Ensure that the design elements of new, remodeled and rehabilitated development are compatible with the scenic, recreation and community values of Lake Forest and the region, through use of the design and sign regulations for the area.

4. If and when a redevelopment agency is created, this PAS should be considered by the TRPA for a special designation as Eligible for Redevelopment Plans.

5. The allocation policy shall assign priority to projects which emphasize remodeling and rehabilitation of substandard development.

6. Strip commercial development in this area should be discouraged.

7. The Lake Forest commercial area should continue to emphasize service oriented commercial uses which are compatible with the surrounding residential and recreational uses.

8. Given existing conditions and the limited amount of new development contemplated, no significant improvements to Lake Forest Road, other than ordinary maintenance and repair, are anticipated.

9. Safe and efficient use of Lake Forest Road should be accomplished through management strategies (rather than sizeable capital investments), such as enforcement of appropriate speed levels, and possibly a "stop" sign at an appropriate location.

10. Consideration should be given to a community parking lot at a centralized location, to reduce the use of the public right-of-way for parking.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and, if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

Special Area # 1(Retail/Service Area): The following list of permissible uses is applicable throughout the special area.

Residential	Employee housing (S), multiple family dwelling (S), and single family dwelling (S).
Tourist Accommodation	Bed and breakfast facilities (A), hotel, motels, and other transient dwelling units (S), and time sharing (hotel/motel design) (S).
Commercial	Auto, mobile home and vehicle dealers (S), building materials and hardware (S), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (S), indoor retail sales (A) outdoor retail sales (S), service stations (S), amusements and recreation services (A), privately owned assembly and entertainment (S), outdoor amusements (S), broadcasting studios (A), business support services (A), contract construction services (A), financial services (A), health care services (S), laundries and dry cleaning plant (A), personal services (A), professional offices (A), repair services (A), schools - business and vocational (A), food and kindred products (A), printing and publishing (A).
Public Service	Cemeteries (S), churches (S), cultural facilities (A), day care centers/pre-schools (A), government offices (A), hospitals (S), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (A), publicly owned assembly and entertainment (S), public utility centers (S), regional public health and safety facilities (S), schools - kindergarten through secondary (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (A).
Recreation	Day use areas (A), participant sports facilities (A), outdoor recreation concessions (S) riding and hiking trails (S), rural sports (S), visitor information center (S).
Resource Management	Reforestation (A), sanitation salvage cut (A), thinning (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), and SEZ restoration (A).

Special Area # 2 (Public Service/Industrial Area): The following list of permissible uses is applicable throughout the Special Area.

Residential	Employee housing (S), multiple family dwelling (S), and single family dwelling (S).
Commercial	Auto, mobile home and vehicle dealers (S), building materials and hardware (A), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), indoor retail sales (A) outdoor retail sales (S), service stations (S), amusements and recreation services (A), privately owned assembly and entertainment (S), outdoor amusements (S), animal husbandry services (A), auto repair and service (A), broadcasting studios (A), business support services (A), contract construction services (A), financial services (A), health care services (A), laundries and dry cleaning plant (A), personal services (A), professional offices (A), repair services (A), sales lots (A), schools - business and vocational (A), secondary storage (A), food and kindred products (A), fuel and ice dealers (S), industrial services (A), printing and publishing (A), recycling and scrap (S), small scale manufacturing (S), storage yards (S), vehicle and freight terminals (A), vehicle storage and parking (A), warehousing (A), and wholesale and distribution (A).
Public Service	Cemeteries (S), churches (S), collection stations (S), cultural facilities (A), day care centers/pre-schools (A), government offices (A), hospitals (S), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (A), publicly owned assembly and entertainment (S), public utility centers (A), regional public health and safety facilities (S), schools - kindergarten through secondary (S), social service organizations (S), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (A).
Recreation	Day use areas (A), cross country skiing courses (S), outdoor recreation concessions (S) riding and hiking trails (S), snow mobile courses (A), and visitor information center (S).
Resource Management	Same as Special Area #1.

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwelling	15 units per acre
Employee Housing	As per the density limitations above
Tourist Accommodation	
Bed and Breakfast	10 units per acre
Hotel, Motel and other Transient Units	
• with less than 10% of units with kitchens	40 units per acre
• with 10% or more units with kitchens	15 units per acre
Timeshare (hotel/motel design)	40 units per acre

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for Special Area #2 is 65 CNEL, and for Special Area #1 it is 60 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time:

SUMMER DAY USES **0 PAOT** WINTER DAY USE **0 PAOT** OVERNIGHT USES **0 PAOT**

ENVIRONMENTAL IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented. [§]

[§] Amended 5/22/02

009B
DOLLAR HILL

PLAN DESIGNATION:

Land Use Classification	COMMERCIAL/PUBLIC SERVICE
Management Strategy	MITIGATION
Special Designation	TDR RECEIVING AREA FOR: 1. Existing Development 2. Multi-Residential Units[§] SCENIC RESTORATION AREA PREFERRED AFFORDABLE HOUSING AREA (Senior Citizen Only) MULTI-RESIDENTIAL INCENTIVE PROGRAM (Bonus Units for Affordable Housing Only)[§]

DESCRIPTION:

Location: This is the commercial area at the Highway 28/Fabian Way intersection in the Dollar Point area and is located on TRPA map D-6.

Existing Uses: The area consists of local oriented commercial uses and larger undeveloped parcels. The area is approximately 15 percent built out with office and retail uses. This Plan Area is surrounded by residential/ school uses.

Existing Environment: The Dollar Hill area is low hazard with a low percentage of land coverage and disturbance.

PLANNING STATEMENT: This area should continue to be a neighborhood oriented commercial area.

PLANNING CONSIDERATIONS:

1. The area has a winter traffic problem on Dollar Hill which would be aggravated by the addition of traffic controls at the top of Dollar Hill. Summer traffic is also heavy in this area as the only passage through this area is Highway 28.

2. Scenic Roadway Unit 16 is within this Plan Area and is targeted for scenic restoration as required by the scenic threshold.

[§] *Amended 03/22/00, Special Designation*

SPECIAL POLICIES:

1. The uses permitted along Highway 28 should be compatible with the visual sensitivity of the area.

2. Senior housing should be considered and encouraged as an alternative to commercial use for this area.

3. Strip commercial development in this area should be discouraged.

4. In order to approve a mixed-use project involving affordable housing, the affordable housing component shall be constructed prior to, or in conjunction with, the project as a whole.[§]

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

General List: The following list of permissible uses is applicable throughout the Plan Area.

Residential	Multiple family dwelling (S), nursing and personal care (S), residential care (S), and single family dwelling (S).
Commercial	Eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (S), general merchandise stores (A), nursery (A), outdoor retail sales (S), service stations (S), privately owned assembly and entertainment (S), broadcasting studios (A), financial services (A), health care services (A), personal services (A), professional offices (A), secondary storage (S), and small scale manufacturing (S).
Public Service	Cemeteries (S), churches (A), cultural facilities (A), day care centers/pre-schools (S), government offices (A), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (S), publicly owned assembly and entertainment (S), public utility centers (S), schools - kindergarten through secondary (S), social service organizations (S), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S).
Recreation	Day use areas (A), participant sports facilities (A), cross country skiing courses (S), outdoor recreation concessions (S), riding and hiking trails (S), and rural sports (S).
Resource Management	Reforestation (A), sanitation salvage cut (A), thinning (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management

[§] *Amended 03/22/00, Special Policy #4*

(A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), and SEZ restoration (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwelling	15 units per acre
Nursing and Personal Care	25 people per acre
Residential Care	25 people per acre

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 60 CNEL. The maximum community noise equivalent level for the Highway 28 corridor is 60 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time:

SUMMER DAY USES **0 PAOT** WINTER DAY USE **0 PAOT** OVERNIGHT USES **0 PAOT**

ENVIRONMENTAL IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented. [§]

[§] Amended 5/22/02

010
DOLLAR POINT

DESIGNATION:

Land Use Classification	RESIDENTIAL
Management Strategy	MITIGATION
Special Designation	SCENIC RESTORATION AREA

DESCRIPTION:

Location: This area includes the Dollar Point Subdivision and surrounding condominium developments and can be located on TRPA map D-6.

Existing Uses: The subdivision is a newer low density residential area and the condominiums have been constructed recently at medium density. The extensive shoreline is limited to private use. This area is 85 percent built out.

Existing Environment: 55 percent of the lands are classified low hazard and 35 percent are moderate hazard with small amounts of high hazard and SEZ lands. The shoreline is classified as tolerance districts 4 and 2 and as prime fish habitat. The land coverage is 25 percent plus an additional 20 percent disturbed. The subdivision does not meet all BMP standards. Improvements have been made in the sewer line shorezone erosion problems by the homeowners and the Public Utility District.

PLANNING STATEMENT: This area should continue as a residential area of the same type and character.

PLANNING CONSIDERATIONS:

1. The shoreline exhibits some erosion problems, and a portion of this area is tentatively targeted for habitat improvement.

2. Highway 28 in this area contains some large, unstabilized cut slopes.

3. Scenic Roadway Unit 16 and Scenic Shoreline Unit 16 are within this Plan Area. Both units are targeted for scenic restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. The cuts along the highway should be stabilized.

2. The subdivision should be upgraded to current BMP standards.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

General List: The following list of permissible uses is applicable throughout the Plan Area:

Residential	Single family house dwelling (A).
Public Service	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), public utility centers (S), churches (S), local post offices (S), and day care centers/pre-schools(S).
Recreation	Participant sports facilities (S), day use areas (A), riding and hiking trails (A), and beach recreation (A).
Resource Management	Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), early successional stage vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive and uncommon plant management (A), erosion control (A), SEZ restoration (A), and runoff control (A).

Shorezone: Within the specified shorezone tolerance district, the following primary uses may be permitted in the backshore, nearshore, and foreshore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with Chapter 18. The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

Tolerance District 2

Primary Uses	Safety and navigational devices (A) and salvage operations (A).
Accessory Structure	Buoys (A), piers (A), fences (S), boat ramps (S), breakwaters or jetties (S), shoreline protective structures (S), floating docks and platforms (A), and water intake lines (S).

Tolerance District 4

Primary Uses	Beach recreation (A), safety and navigational devices (A), and salvage operations (A).

Accessory Structures	Buoys (A), piers (A), fences (S), boat ramps (S), breakwaters or jetties (S), shoreline protective structures (S), floating docks and platforms (A), and water intake lines (S).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 50 CNEL. The maximum community noise equivalent level for the Highway 28 corridor is 55 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time:

SUMMER DAY USES **0 PAOT** WINTER DAY USE **0 PAOT** OVERNIGHT USES **0 PAOT**

ENVIRONMENTAL IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented. [§]

[§] Amended 5/22/02

011
HIGHLANDS

PLAN DESIGNATION:

Land Use Classification	RESIDENTIAL
Management Strategy	MITIGATION
Special Designation	NONE

DESCRIPTION:

Location: This area is located north of Highway 28 in the Dollar Point area and can be found on TRPA map D-6.

Existing Use: The area is a low density single family residential subdivision and is 75 percent built out. Highlands Community Center is also located within this Plan Area.

Existing Environment: The lands are classified as low hazard except for a small amount of SEZ. Land coverage is 10 percent plus an additional 20 percent disturbed.

PLANNING STATEMENT: This area should continue as residential, maintaining the existing character and single family dwelling density.

PLANNING CONSIDERATIONS:

1. Some areas of the subdivision do not meet all BMP standards.

SPECIAL POLICIES:

1. The subdivision should be brought up to current BMP standards as build-out continues.
2. Existing multiple family dwellings shall be conforming; however, there shall not be any additional multiple family dwellings in the Plan Area.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

General List: The following list of permissible uses is applicable throughout the Plan Area:

Residential	Single family dwelling (A), and multiple family dwelling (S).
Public Service	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation

routes (S), public utility centers (S), churches (S), local post offices (S), and day care centers/pre-schools (S).

Recreation — Participant sports facilities (S), day use areas (A), and riding and hiking trails (A), sports assembly (S), cross country ski courses (A), snowmobile courses (S), and outdoor recreation concessions (A).

Resource Management — Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), early successional stage vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive and uncommon plant management (A), erosion control (A), SEZ restoration (A), and runoff control (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwelling	15 units per acre

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 50 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time:

SUMMER DAY USES **0 PAOT** WINTER DAY USE **0 PAOT** OVERNIGHT USES **0 PAOT**

ENVIRONMENTAL IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented. [§]

[§] Amended 5/22/02

012
NORTH TAHOE HIGH SCHOOL

PLAN DESIGNATION:

Land Use Classification	RECREATION
Management Strategy	MITIGATION
Special Designation	TDR RECEIVING AREA FOR: 1. Existing Developments

DESCRIPTION:

Location: This Plan Area includes the area in and around the high school site in the Highlands area near Dollar Point and can be located on TRPA maps C-5, C-6, D-5 and D-6.

Existing Uses: Recreational facilities in this area include tennis courts, a softball field, a soccer field, and a nordic ski center. The TCPUD helps with the maintenance of the school facilities and leases the highlands area to a concessionaire who operates the nordic center for winter cross country skiers. The remaining area is undeveloped land fronting Highway 28.

Existing Environment: This area is mostly covered by mixed conifer fir with mountain whitehorn as the predominate understory vegetation. Developed areas are mostly associated with the high school site and several openings that were cut to accommodate a proposed golf course. Most of the area is classified as low to moderate hazard.

PLANNING STATEMENT: This area should continue to provide developed recreational facilities for the local residents.

PLANNING CONSIDERATIONS:

1. Off-road vehicle use is a problem.
2. This Plan Area may provide an alternative site for recreation now located in SEZs or other unsuitable areas.
3. Scenic Roadway Unit 16 is within this Plan Area.

SPECIAL POLICIES:

1. Continue to provide winter recreational opportunities for cross country skiers.
2. A secondary access to the high school should be considered.
3. Off-road vehicle use should be discouraged.
4. Consider this area as a preferred site for relocating recreation now located in stream environment zones or other unsuitable areas.

5. This Plan Area should accommodate the connection of the North Tahoe PUD Bike Trail.

6. Special Area #1 has been created as a receiving area for public service facilities. The area may only be developed in such a way as to be visibly screened from adjacent neighborhoods and state route 28 and not exceed established CNEL.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

General List: The following list of permissible uses is applicable throughout the Plan Area.

Residential	Single family dwelling (S).
Public Service	Churches (S), cultural facilities (S), pipelines and power transmission (S), public utility centers (S), transmission and receiving facilities (S), transportation routes (S), cemeteries (S), membership organizations (S), schools - kindergarten through secondary (S), transit stations and terminals (S), and publicly owned assembly and entertainment (S).
Recreation	Cross country skiing courses (S), day use areas (A), riding and hiking trails (S), undeveloped campgrounds (A), participant sports (S), developed campgrounds (A), outdoor recreation concessions (S), rural sports (S), group facilities (S), snowmobile courses (S), and recreation centers (S).
Resource	Reforestation (A), sanitation salvage cut (A), Management selection cut (S), special cut (S), thinning (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (S), structural wildlife habitat management (S), fire detection and suppression (A), fuels treatment (S), insect and disease suppression (A), uncommon plant community management (A), erosion control (A), runoff control (A), and SEZ restoration (A).

Special Area #1: The following list of permissible uses is applicable in Special Area #1.

All the uses listed on the General List plus the following additions:

Public Service	Publicly owned assembly and entertainment (S), regional public health and safety (S), and government offices (S).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel
Recreation	
Developed Campgrounds	8 sites per acre
Group Facilities	25 persons per acre

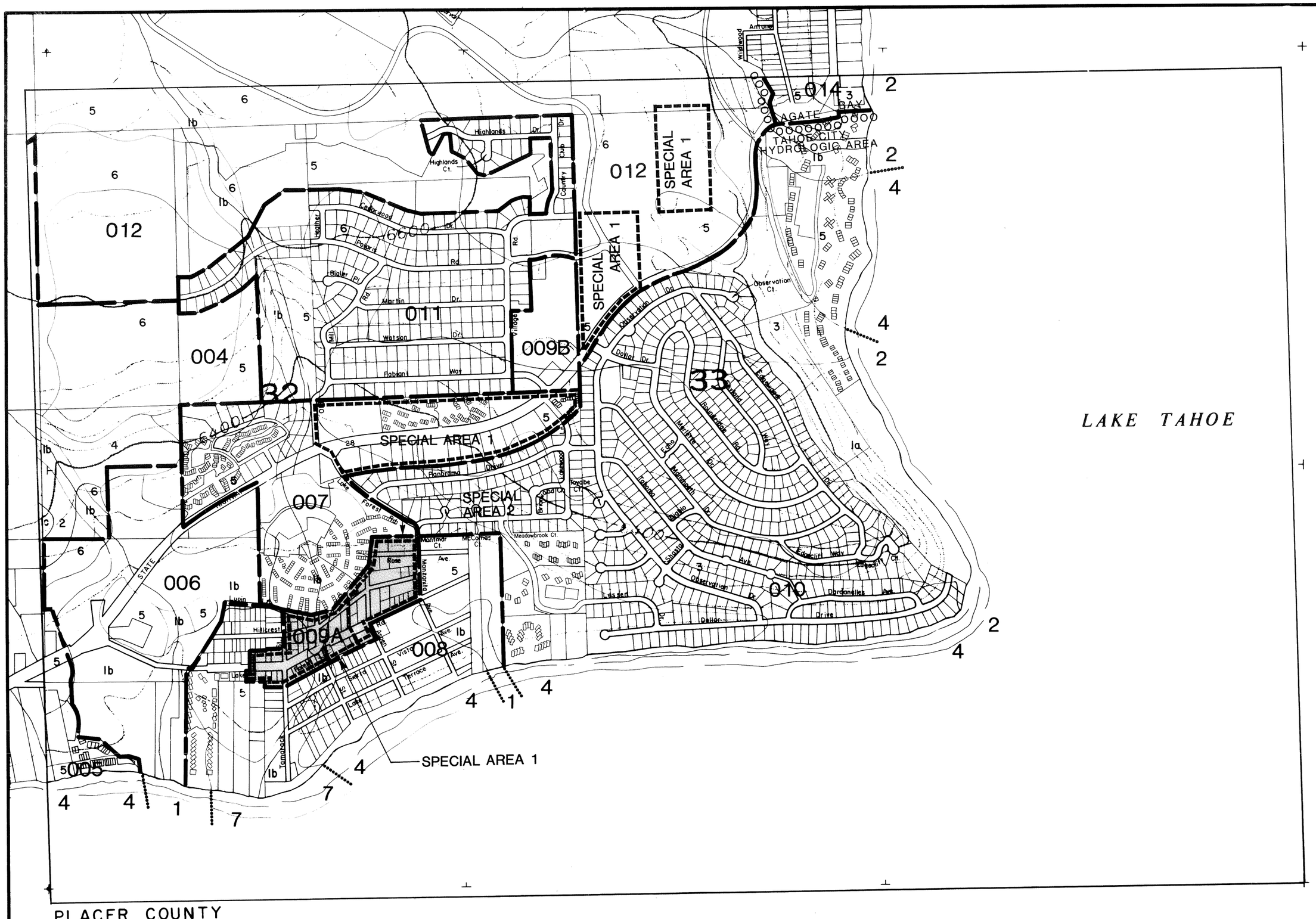
MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 55 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time:

SUMMER DAY USES **0 PAOT** WINTER DAY USE **0 PAOT** OVERNIGHT USES **0 PAOT**

ENVIRONMENTAL IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented. [§]

[§] Amended 5/22/02



LAND CAPABILITY

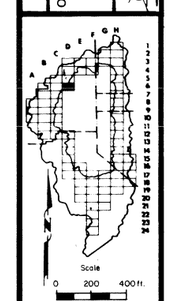
Ordinance — Revised

Governing Board Chairman — Date 7-1-87

PLAN AREAS

Ordinance 88-1, 89-10, 91-12 — Revised 3-23-88, 6-6-89, 7-25-91

Governing Board Chairman — Date 7-1-87



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LAKE TAHOE REGION

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