

Before the Board of Supervisors  
County of Placer, State of California

In the matter of: A RESOLUTION AMENDING  
THE WEST SHORE AREA GENERAL PLAN

Reso. No. \_\_\_\_\_

The following resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held November 15, 2011, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Board of Supervisors

\_\_\_\_\_  
Ann Holman  
Clerk of said Board

\_\_\_\_\_  
Robert Weygandt, Chair

**WHEREAS**, on October 18, 2011, the Placer County Planning Commission ("Planning Commission") held a public hearing to consider the Homewood Mountain Resort Master Plan CEP Project ("Project"), including certain proposed amendments to the West Shore Area General Plan (the "West Shore Plan"), and the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto, and

**WHEREAS**, on November 15, 2011, the Board held a public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendments to the West Shore Plan, and

**WHEREAS**, the Board has reviewed the proposed amendments to the West Shore Plan, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. \_\_\_\_\_ certifying the Final Environmental Impact Report for the Homewood Mountain Resort Master Plan CEP Project ("FEIR"), and

**WHEREAS**, the Board finds the proposed amendments will serve to protect and enhance the health, safety and general welfare of the residents of the West Shore Plan area and the County as a whole, and

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WHEREAS, the Board further finds the proposed amendments are consistent with the provisions of the General Plan and other provisions of the West Shore Plan and are in compliance with applicable requirements of State law, and

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law, and

WHEREAS, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the West Shore Area General Plan shall be amended as follows:

A. Plan Area Statement Boundary Lines

Map C-11 on page II-106 showing Plan Area Statement (PAS) 158 (McKinney Tract) shall be amended as follows: Expand PAS 158 boundary as shown in yellow on Figure 3-13 of the Draft Environmental Impact Report, (Exhibit A, attached hereto), to include entirety of South Base area currently located in PAS 157 (yellow hatching area within black dashed line), and create a "Special Area" for the expanded portion of PAS 158.

Map C-11 on page II-106 showing Plan Area Statement (PAS) 159 (Homewood/Commercial) shall be amended as follows: Expand PAS 159 boundary as shown in purple on Figure 3-13 of the Draft Environmental Impact Report, (Exhibit A, attached hereto), to include the entirety of the North Base area currently located in PAS 157.

B. Plan Area Statement Allowable Uses

Plan Area Statement 157 (Homewood/Homewood Ski Area) on pages II-32 through II-35 shall be amended as shown on Exhibit B, attached hereto (deletions shown in strike-through, additions shown in bold-underlining).

Plan Area Statement 158 (McKinney Tract) on pages II-36 through II-38 shall be amended as shown on Exhibit C, attached hereto (deletions shown in strike-through, additions shown in bold-underlining).

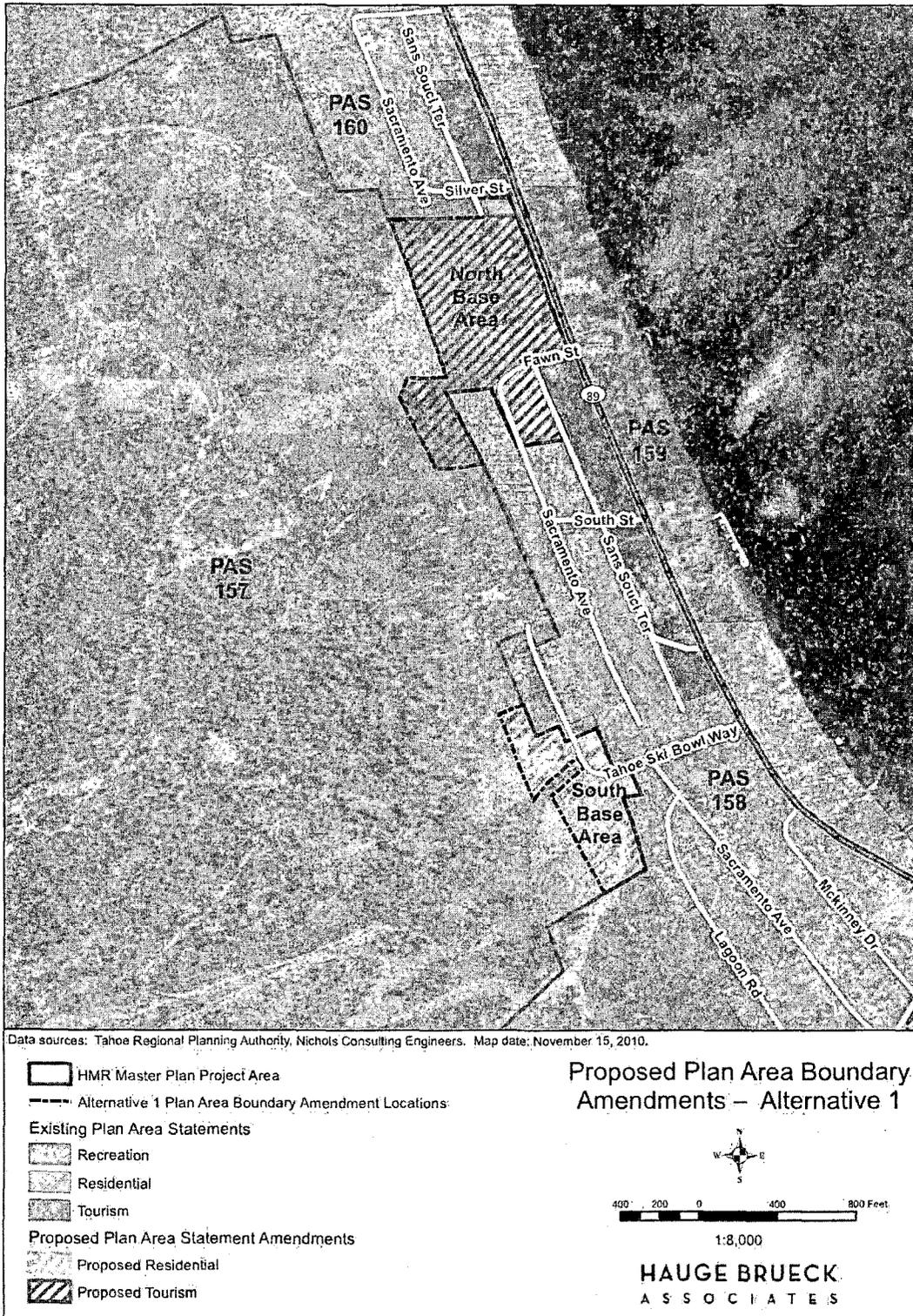
Plan Area Statement 159 (Homewood/Commercial) on pages II-39 through II-46 shall be amended as shown on Exhibit D, attached hereto (deletions shown in strike-through, additions shown in bold-underlining).

# EXHIBIT A

## PROPOSED PROJECT AND ALTERNATIVES

### HOMWOOD MOUNTAIN RESORT SKI AREA MASTER PLAN EIR/EIS

Figure 3-13. Plan Area Statement Boundary Amendments – Proposed Project (Alternative 1/A)



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**HOMEWOOD/ SKI HOMEWOOD AREA**

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**PLAN DESIGNATION:**

<b>Land Use Classification</b>	RECREATION
<b>Management Strategy</b>	MITIGATION
<b>Special Designation</b>	SCENIC RESTORATION AREA

**Special Area #1**

**Special Designation**                      **Mid-Mountain area to allow development of a resort restaurant and maintenance facility as an incidental use to Homewood Mountain Resort**

**DESCRIPTION:**

**Location:** This area encompasses the Ski Homewood area and USFS property adjoining it.

**Existing Uses:** This area contains facilities that support downhill skiing.

**Existing Environment:** Most of this area is classified as high hazard. Modifications to the natural environment include ski runs, base facilities at Ski Homewood and a few unimproved roads. Dominant plant species include mature fir, willow, and manzanita.

**PLANNING STATEMENT:** This area should continue to provide opportunities for downhill skiing within guidelines prepared through ski area master plans and scenic restoration plans for the west shore.

**PLANNING CONSIDERATIONS:**

1. Base facilities for the south side of Ski Homewood encroach upon a stream environment zone.
2. Following adoption of the County area General Plan, this Plan Area may be the subject of a joint venture "Community Plan", between Placer County and the TRPA, pursuant to Chapter 14 of the TRPA Code. The development allocations proposed in this Plan may require Community Plan adoption before being made available.

**SPECIAL POLICIES:**

1. All affected parties should coordinate planning to assess the feasibility and demand for expanded ski facilities under a ski area master plan.

2. Multi-use of ski area base facilities is encouraged, especially joint use agreements between the ski areas and local marinas to share parking space. Further partnerships between the public and private sector should be developed to address transportation needs.
3. Upgrading and redevelopment of the Homewood base ski facilities should be encouraged, including landscaping, installation of best management practices (BMP) and upgrading of the lodge facilities.
4. New commercial facilities are limited to the base areas of the existing facilities although accessory facilities may be allowed on the mid or upper mountain.
5. Opportunities exist for development of cross-country skiing on properties of the Tahoe City PUD and access for cross country skiing should be improved.

**PERMISSIBLE USES:** Pursuant to Chapter 18 USES 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.

<b>Residential</b>	Employee housing (S) and single family dwelling (S).
<b>Tourist Accommodation</b>	Bed and breakfast facilities (S), and hotel, motels, and other transient dwelling units (S).
<b>Commercial</b>	Eating and drinking places (S), food and beverage retail sales (S), general merchandise stores (S), outdoor retail sales (S), amusements and recreation services (S), secondary storage (S), outdoor concert events (S), vehicle storage (A) and parking (A).
<b>Public Service</b>	Pipelines and power transmission (S), public safety facilities (S), public utility centers (S), transmission and receiving facilities (S), and transit stations and terminals (S).
<b>Recreation</b>	Day use areas (A), recreation center (S), participant sport facilities (S), group facilities (S), outdoor recreation concessions (S), visitor information center (S), cross country skiing courses (S), riding and hiking trails (A), Alpine skiing facilities (S), and snowmobile courses (S).

**Resource Management**

Forest management practices (A), erosion control (A), runoff control (A) and SEZ restoration (A).

**Special Area #1: In addition to the general list, the following uses are permissible:**

**Personal Services (S), Participating Sports (S)**

**MAXIMUM DENSITIES:** 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 programs, special use determinations, allocation limitations and general site development standards.

<b>USE</b>	<b>MAXIMUM DENSITY</b>
<b>Residential</b>	
Single Family Dwelling	1 unit per parcel
Employee Housing (Multiple family dwelling only)	15 units per acre
<b>Tourist Accommodation</b>	
Bed and Breakfast	10 units per acre
Hotel, Motel and other Transient Units	20 units per acre

**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 500 PAOT WINTER DAY USE 1,150 PAOT OVERNIGHT USES 0 PAOT

**COMMERCIAL FLOOR AREA ALLOCATION:**

Future commercial development associated with alpine skiing may be considered, based on the preparation of a Ski Area Master Plan and subject to further environmental documentation.

OTHER: Five miles of hiking trails.

**PARKING REQUIREMENTS:**

- a. Single-family dwelling – Usable and accessible space for two (2) vehicles located entirely on-site.
- b. Other uses – Refer to Parking Standards.

**HEIGHT RESTRICTIONS:** The maximum permitted height shall be as established in Chapter 22 of the TRPA Code.

**SETBACKS:**

- a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line, or as required by TRPA, whichever is more restrictive.
- b. Side setbacks – A total of 15 ft., with a 5 ft. minimum, or as required by TRPA, whichever is more restrictive.
- c. Rear setback – 10 ft., or as required by TRPA, whichever is more restrictive.

**MINIMUM BUILDING SITE:** The minimum building site size shall be 10,000 sq. ft.

# 158 McKINNEY TRACT

## EXHIBIT C

### PLAN DESIGNATION:

<b>Land Use Classification</b>	RESIDENTIAL
<b>Management Strategy</b>	MITIGATION
<b>Special Designation</b>	SCENIC RESTORATION AREA
<b><u>Special Area #1</u></b>	
<b><u>Special Designation</u></b>	<b><u>TDR RECEIVING AREA FOR:</u></b>
	<b><u>1. Existing Development</u></b>
	<b><u>2. Multi-Residential Units</u></b>

### DESCRIPTION:

**Location:** The McKinney Tract area is located just south of Homewood and north of McKinney Creek along Highway 89 on the west shore of Lake Tahoe.

**Existing Uses:** The existing use in this area is residential at a density of one single family dwelling per parcel. **The South Base of the Homewood Ski Area is located in this Plan Area and is designated as Special Area 1.** Most of the shoreline in this area is privately owned, although there is one public beach. The plan area is 70 percent built out.

**Existing Environment:** The McKinney Tract area is approximately 30 percent SEZ, 65 percent low hazard and perhaps ten percent high hazard. Some seeped soils exist in this area which exhibit a lower land capability than mapped. The unit is 15 percent covered and 22 percent disturbed. The shorezone tolerance district is 7. The area contains high quality, but degraded fish habitats.

**PLANNING STATEMENT:** This area should remain residential with a density of one single family dwelling per parcel. **Special Area #1 should continue to operate as the South Base Area of the Homewood Ski Area and may allow multiple family dwellings.**

### PLANNING CONSIDERATIONS:

1. Some of the area contains seeped soils which exhibit characteristics of a lower land capability district than mapped.
2. Prime fish habitat in Lake Tahoe is tentatively identified for habitat restoration.
3. There are problems associated with erosion and SEZ impacts in the vicinity of the south end of the Ski Homewood facility.

**PERMISSIBLE USES:** Pursuant to Chapter 18 PERMISSIBLE USES, 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



**HEIGHT RESTRICTIONS:** The maximum permitted height shall be as established in Chapter 22 of the TRPA Code.

**SETBACKS:**

- a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line, or as required by TRPA, whichever is more restrictive.
- b. Side setbacks – A total of 15 ft., with a 5 ft. minimum or as required by TRPA, whichever is more restrictive.
- c. Rear setback – 10 ft., or as required by TRPA, whichever is more restrictive.

**MINIMUM BUILDING SITE:** The minimum building site size shall be 10,000 sq. ft.

**HOMEWOOD/COMMERCIAL**

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**PLAN DESIGNATION:**

<b>Land Use Classification</b>	COMMERCIAL/TOURIST
<b>Management Strategy</b>	REDIRECTION
<b>Special Designation</b>	PRELIMINARY COMMUNITY PLAN AREA
	TDR RECEIVING AREA FOR:
	1. Existing Development
	SCENIC RESTORATION AREA

**Special Area #5**

<b><u>Special Designation</u></b>	<b><u>TDR RECEIVING AREA FOR:</u></b>
	<b><u>1. Multi-Residential Units</u></b>

**DESCRIPTION:**

**Location:** This area is located along Highway 89, bounded by Obexer's Marina, Homewood Ski Area, and the Swiss Lakewood Resort.

**Existing Uses:** The area is a mixture of small commercial services, base facilities for Ski Homewood two marinas, motel facilities, and some residential use. The area is 90 percent built out. **The North Base of the Homewood Ski Area is located in this Plan Area and is designated as Special Area 5.**

**Existing Environment:** The area is 70 percent low hazard, 10 percent high hazard and 10 percent SEZ. The shorezone is tolerance district 7. The land coverage and disturbance is high.

**PLANNING STATEMENT:** This area should continue to be a mixed residential and commercial area. However, there is a need for rehabilitation while maintaining the scale and character of the west shore. Because of the historic development of the area, for example, residential uses interspersed with commercial, the boundaries of this plan area are not contiguous. Special areas have been created with limitations on permissible uses to minimize conflicts with adjoining land uses.

**PLANNING CONSIDERATIONS:**

1. The prime fish habitat in Lake Tahoe is tentatively identified for habitat restoration.
2. The marina facilities are currently upgrading their facilities to meet BMP standards.

3. The marina facilities may be expanded and upgraded to accommodate increasing boating needs, and incentives for upgrading may be available through the marina master planning process.
4. The Homewood Ski Area is part of this Plan Area as well as the adjoining Area 157.
5. Following adoption of the County area General Plan, this Plan Area may be the subject of a joint venture "Community Plan", between Placer County and the TRPA, pursuant to Chapter 14 of the TRPA Code. The development allocations proposed in this plan may require Community Plan adoption before being made available.
6. Recent project activity has included the conversion from historic commercial uses to residential, resulting in changes to the graphic boundaries of the Plan Area from original adoption.

**SPECIAL POLICIES:**

1. Planning for development of this area should include consideration of the adjoining ski areas in PAS 157, as well as marina master planning.
2. This area should be considered for a major water borne transit stop.
3. The marina facilities should be expanded and upgraded to accommodate increasing boating needs.
4. Tourism and recreation compatible with the historic nature development should be encouraged in this Plan Area.
5. Outdoor seasonal events shall be regulated in a manner to reduce conflicts with neighboring residential uses and to minimize environmental impacts.
6. The parcels located south of Silver Avenue and east of State Route 89 are included in Plan Area 159 (commercial), although some lots have entitlements for development of Single Family Dwellings. Those lots that developed as homesites may be more appropriate in a residential land use classification in the future.

**PERMISSIBLE USES:** Pursuant to Chapter 18 PERMISSIBLE USES, 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 with the exception of Special Areas 1, 2, 3 and 4:

<b>Residential</b>	Employee housing (S), and single family dwelling (S).
<b>Tourist Accommodation</b>	Bed and breakfast facilities (A), hotel, motels, and other transient dwelling units up to 20 units (A), more than 20 units (S), timeshare (hotel/motel design) (S), and timeshare (residential design) (S).
<b>Commercial</b>	Auto, mobile home and vehicle dealers (S), boat dealers (S), building materials and hardware (conducted within a building) (S), outside of a building (S), eating and drinking places (A), food and

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beverage retail sales (A), furniture, home furnishings and equipment (S), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S), service stations (A), amusements and recreation services (S), outdoor amusements (S), outdoor concert events (more than one) (S), animal husbandry services (S), auto repair and service (S), broadcasting studios (A), business support services (A), health care services (A), personal services (A), professional offices (A), repair services (A), schools – pre-schools (A), secondary storage (S), fuel and ice dealers (S), small scale manufacturing (S), storage yards (S), vehicle storage and parking (S), and warehousing (S).

**Public Service**

Airfields, landing strips, and heliports (new non-emergency sites prohibited) (S), churches (A), cultural facilities (A), day care centers (A), government offices (S), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (A), public utility centers (S), regional public health and safety facilities (S), schools – kindergarten through secondary (A), social service organizations (A), pipelines and power transmission (S/CUP), transit stations and terminals (S), transportation routes (S/CUP), and transmission and receiving facilities (S).

**Recreation**

Day use areas (A), recreation center (S), participant sports facilities (A), beach recreation (A), boat launching facilities (S), cross country skiing courses (S), outdoor recreation concessions (A), marinas (S/CUP), riding and hiking trails (S), skiing facilities (S), snow mobile courses (S), and visitor information center (S).

**Resource Management**

Forestation management practices (A), erosion control (A), SEZ restoration (A), and runoff control (A).

**Special Area 1 – The following list of permissible uses is applicable to this Special Area:**

**Residential-Single family dwelling (A)**

**Tourist Accommodation-Bed and Breakfast facilities (S), but for Assessor's Parcel 97-121-09, new development is restricted to the structure of the size that existed as of July, 1998.**

**Special Area 2 – The following list of permissible uses is applicable to this Special Area.**

**Residential – Single family dwelling (A) Multi family residences (S) Employee housing (S).**

**Tourist Accommodation – Bed and Breakfast facility (S) Timeshare (S) Hotels, motels and other transient dwelling units, less than 20 units (A) more than 20 units (S).**

**Commercial– Sports equipment sales and rentals (A) Eating and drinking places (S) General merchandise stores (S) Nursery (S) Business support services (S) Healthcare services (S) Personnel services (S) Professional offices (A).**

**Special Area 3 -- Residential-Single family dwelling (A), hotel motel, and other transient dwelling units (A), up to 20 units, more than 20 unit (S), eating and drinking establishments (A).**

Special Area 4 -- The following list of permissible uses is applicable to this Special Area:

- Residential - Employee housing (S) and single family dwelling (S).
- Tourist  
Accommodation - Bed and Breakfast facilities (A), hotels, motels and other transient dwelling units (A) up to 20 units, more than 20 units (S), timeshare (hotel/motel design) (S) and timeshare (residential design) (S).
- Commercial - Auto, mobile home and vehicle dealers (S), boat dealers (S), building materials and hardware (conducted within a building) (S), outside a building (S), eating and drinking places (A), food and beverage retail sales (S), furniture, home furnishings and equipment (S), general merchandise stores (S), mail order and vending (S), nursery (S), outdoor retail sales (S), service stations (S), amusements and recreation services (S), outdoor amusements (S), outdoor concert events (more than one)(S), animal husbandry services (S), auto repair and service (S), broadcasting studios (S), business support services (S), healthcare services (S), personal services (S), professional offices (S), repair services (S), schools - preschools (S), secondary storage (S), fuel and ice dealers (S), small scale manufacturing (S), storage yards (S), vehicle storage and parking (S), warehousing (S).
- Public Service - Airfields, landing strips and heliports (new non-emergency sites prohibited) (S), churches (S), cultural facilities (S), daycare centers (S), government offices (S), local assembly and entertainment (S), local post office (S), local public health and safety facilities (S), membership organizations (S), public utility centers (S), regional public health and safety facilities (S), schools - kindergarten through secondary (S), social service organizations (S), pipelines and power transmission (S/CUP), transit stations and terminals (S), transportation routes (S/CUP) and transmission and receiving facilities (S).
- Recreation - Day use areas (S), recreation center (S), participant sports facilities (S), beach recreation (S), boat launching facilities (S), cross country skiing courses (S), outdoor recreation concessions (S), marinas (S/CUP), riding and hiking trails (S), skiing facilities (S), snow mobile courses (S) and visitor information center (S).
- Resource Management - Forest management practices (A), erosion control (A), SEZ restoration (A) and run-off control (A) and SEZ restoration (A).

**Special Area #5: In addition to the general list, the following uses are permissible:**

**Residential**

**Multiple family dwelling (S),**

**Commercial**

**Privately Owned Assembly and Entertainment (S),**

**Shorezone:** Within the specified shorezone tolerance district, the following primary uses may be permitted in the backshore, nearshore, and foreshore. 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 7**

**Primary Uses**

Water oriented outdoor recreation concessions (A), beach recreation (A), water borne transit (A), boat launching facilities (S), tour boat operations (A), safety and navigation devices (A), marinas (S/CUP), sea plane operations (S) and salvage operations (S).

**Residential**

Single family dwelling (A).

**Tourist Accommodation**

Bed and breakfast facility (S).

**Commercial**

Sports equipment sales and rentals (S).

**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:** 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.

<b>USE</b>	<b>MAXIMUM DENSITY</b>
<b>Residential</b>	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwelling	8 units per acre
<b><u>Multiple Family Dwelling (Special Area #5 only)</u></b>	<b><u>15 units per acre</u></b>
Employee Housing	8 units per acre
<b><u>Employee Housing (Special Area #5 only)</u></b>	<b><u>15 units per acre</u></b>
<b>Tourist Accommodation</b>	
Bed and Breakfast	10 units per acre
Hotel, Motel, and other Transient Units - with less than 10% of units with kitchens - with 10% or more units with kitchens	20 units per acre 15 units per acre

Timeshare	As per the limitations set forth in this table
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**PARKING REQUIREMENTS:**

- a. Single-family dwelling – Usable and accessible space for two (2) vehicles located entirely on-site.
- b. Other uses – Refer to Parking Standards.

**HEIGHT RESTRICTIONS:** The maximum permitted height shall be as established in Chapter 22 of the TRPA Code.

**SETBACKS:**

- a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line, or as required by TRPA, whichever is more restrictive.
- b. Side setbacks – A total of 15 ft., with a 5 ft. minimum or as required by TRPA, whichever is more restrictive.
- c. Rear setback – 10 ft., or as required by TRPA, whichever is more restrictive.

**MINIMUM BUILDING SITE:** The minimum building site size shall be 10,000 sq. ft.

**ADDITIONAL DEVELOPED OUTDOOR RECREATION:** The following are the targets and limits for additional developed outdoor recreation facilities 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

**TOURIST ACCOMMODATION BONUS UNITS:** Pursuant to Chapter 35 of the TRPA Code of Ordinances, the maximum number of tourist accommodation units which may be permitted for this Plan Area predicted on an assignment of such allocation by the TRPA is 50 units.

**COMMERCIAL FLOOR AREA ALLOCATION:** The maximum amount of commercial floor area which may be allocated for additional new development in the Plan Area, predicated on an assignment of such commercial allocation by the TRPA, is 15,000 sq. ft. over the targeted period of ten (10) years following Plan adoption. In addition an allocation of 5,000 sq. ft. is proposed for use in addition to existing commercial development. Future commercial development associated with alpine skiing or marina development may be considered, based on the preparation of a Ski Area Master Plan, or Marina Master Plan, and subject to further environmental documentation.