C. Vegetation

The vegetative cover for most of the Plan area is typical of plant communities found in the 6000-8000 elevation range in the Sierra Nevada.

The two dominant "life zones" typical of this area are the Transition and Canadian life zones. Major tree species commonly found in these zones include Jeffrey pine (Pinus jeffreyi), Lodgepole pine (Pinus contorta), Western white pine (Pinus monticola), Sugar pine (Pinus lambertiana), Incense cedar (Calocedrus decurrens), White fir (Abies concolor), and Red fir (Abies magnifica).

The majority of lands in the Plan Area are under public ownership, primarily the U.S. Forest Service, and as such, vegetation management reflects the policies and management objectives of the Forest Service.

The forests of the Tahoe basin have undergone a time of difficult transition in recent years, with increasing mortality rates of coniferous species due to the adverse effects of prolonged drought and bark beetles. Land managers including the Forest Service have escalated efforts to restore a healthier balance to the forest in recent years through sanitation\salvage harvest activities.

D. Wildlife and Fisheries

The predominantly undeveloped lands of the Plan Area provide valuable habitat for wildlife typical of the aforementioned life zones. Approximately 300 species of animals and birds have been identified with the Lake Tahoe region, and 9 species of game fish and 9 species of non-game fish are found in the waters of the region.

The only large mammals common to the Plan area are Mule deer (Odocoileus henionus heniounus), and black bear (Erarctos americanus). These species are found primarily in the non-urbanized "backdrop" areas of the Plan.

A number of small mammals are found within the Plan area, including chipmunks, squirrels, rabbits, bats, porcupine and marmot. Mammals of the furbearer category found in the area include raccoon, pine marten and coyote. Species in this category that are considered rare and endangered include the wolverine, pine marten, fisher and the Sierra red fox.

Among upland game birds, the four that inhabit the Lake Tahoe region are the band-tailed pigeon, mourning dove, the mountain quail and the blue grouse. There are an estimated 170+/- other species of birds in the plan area.

The waters of the Lake Tahoe region provide habitat for the following species of fish: Mountain whitefish, Lake trout, rainbow trout. Areas of prime fish habitat have been identified through studies of the TRPA and others, and portions of the West Shore Plan area feature such habitat. Preservation of prime fish habitat should be factored into decisions affecting littoral properties.

E. Air Quality

The West Shore Area General Plan (PLAN) area is located within the Placer County portion of the Lake Tahoe Air Basin (LTAB). In general, the air quality of the Plan area is good. However, the Plan area experiences seasonal variations in air quality caused by stationary (primarily woodstoves) and mobile (primarily traffic congestion) sources of pollutants during the winter months. In addition, atmospheric conditions and topographic features within the LTAB effect the quality of air in the Plan area.

The California and Federal Clean Air Acts establish primary and secondary air quality standards for ambient pollutant concentrations. The California Air Resources Board (CARB) has adopted stricter carbon monoxide and visibility standards for the LTAB. The primary standards are designed to protect public health while the secondary standards are designed to protect public welfare. Both of the Clean Air Acts require areas of the state to be designated as to their attainment status for primary air quality standards. For areas designated as non-attainment, the Clean Air Acts require preparation of air quality attainment plans that provide attainment strategies to meet the State and Federal air quality standards at the earliest practical date.

The Placer County Air Pollution Control District and the Tahoe Regional Planning Agency are both involved in air quality planning in the Plan area. The California Clean Air Act of 1988 delegates specific statutory authority to air pollution control districts to establish air quality rules and regulations necessary to attain State and Federal air quality standards. The TRPA has the authority under the Tahoe Regional Planning Compact to adopt and implement the ordinances necessary to attain and maintain air quality standards in the Tahoe Region. The District and the TRPA both have adopted air quality plans that contain air pollution control measures and strategies designed to ensure that the Plan area and the LTAB meet and maintain state and federal air quality standards.

The Plan area portion of the LTAB is currently classified as nonattainment for State Suspended Particulate Matter (PM10) standards and Federal Carbon Monoxide Standards (the area has reached attainment status for carbon monoxide standards, but this status has not become official) and either attainment or unclassified for the remaining criteria pollutants for which standards have been developed.

Goals and Policies - Conservation Element

Air Quality

1. Attain and maintain State and Federal Ambient Air Quality Standards for the Plan area.

2. Minimize public exposure to air quality that exceeds adopted standards.

Policies:

1. Implement the programs and strategies proposed by the TRPA Goals and Policies Plan and the District's 1991 Air Quality Attainment Plan (where appropriate for the LTAB) for achieving air quality standards.

2. Support the District and the TRPA in its development of improved ambient air quality monitoring capabilities within the Plan area.

3. Encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian travel amenities in public and private transportation projects.

4. Secure adequate funding for transit services so that transit is a viable transportation alternative.

EXHIBIT 1

Basis of capability classification for Lake Tahoe basin lands

Capability Levels	Tolerance for Use	Slope percent[1]	Relative erosion potential	Runoff potential [2]	Disturbance Hazards
7	Most	0-5	Slight	Low to moderately low	Low hazard
6		0-16	Slight	Low to moderately low	
5		0-16	Slight	Moderately high to high	
4		9-30	Moderate	Low to moderately low	Moderate hazard lands
3		9-30	Moderate	Moderately high to high	
2		30-50	High	Low to moderately low	High hazard lands
1a	Least	30+	High	Moderately high to high	
1b		Poor natural drainage Fragile flora & fauna[3]			
1c					

[1] *Most slopes occur within this range. There may be, however, small areas that fall outside the range given.*

[2] *Low to moderately low - hydrologic-soil groups A and B: moderately high to high - hydrologic- soil groups C and D.*

[3] *Areas dominated by rocky and stony land.*

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V. OPEN SPACE ELEMENT

This element addresses the conditions in the West Shore Plan Area relating to lands to be kept as open space for outdoor recreation, for the protection and management of natural resources.

The developed areas of the Plan represent only a small fraction of the overall study area. Most of the developed lands are situated along the Highway 89 corridor, near the shoreline of the Lake. To the west of this area, the forested "back-drop" area of the Plan constitutes the majority of the land area.

The major landowner of the open space portions of the Plan is the U.S. Forest Service. Other public landowners include the California Tahoe Conservancy, California Department of Parks and Recreation, the Tahoe City P.U.D and Placer County.

Open space areas of the Plan can be identified into two primary categories: outdoor recreation areas, and areas for the management and protection of natural resources.

A. Open Space for Outdoor Recreation

The two primary recreation providers in the Plan area are the Forest Service and the Tahoe City PUD. The Forest Service is the primary provider of dispersed "back country" recreation activity, while the PUD provides more of a typical organized, urban-style park and recreation service. The Forest Service has also been responsible for the development of the Tahoe Rein Trail, which extends throughout the West Shore Plan Area, and connects with the Pacific Crest Trail.

B. Open Space for the Production of Natural Resources

Much of the non-urbanized areas of the Plan is forested land in federal ownership. The Lake Tahoe Basin Management Unit of the Forest Service manages much of this area through their "Land and Resource Management Plan". That document identifies a series of management areas throughout the basin, including the West Shore. Figures 15-17 depict the forest service management areas of the West Shore, and the management "prescriptions" for each area. Timber management is provided for in certain locations, as a tool to meet natural resource objectives, timber management is not practical for the objective of timer production. While the County does not exercise land use control over federal or state properties, the Plan Area Statements have been drafted to be as consistent as possible with the management objectives of the Forest Service.

Timber harvesting also takes place to a lesser extent on private lands within the Plan Area, which is regulated through the State Department of Forestry and Fire Protection, through the Forest Practices Act.

C. Open Space for the Protection of Natural Resources

In portions of the Plan Area, the management theme, either through these Plan Area Statements, or the management prescriptions of the Forest Service, calls for protection of natural resources, including soil conservation, protection of water quality, preservation of scenic vistas, and wildlife habitat protection.

The Plan Areas within which this management strategy is featured generally are the "Conservation", or "Recreation" land use designations. Generally speaking, areas of low land capability (Classes 1, 2, and 3) are limited to protection of Natural Resources, and feature minimum development potential.

GOALS AND POLICIES

Goal:

1. Maintain and increase the inventory of open space properties in the Plan Area.

Policies:

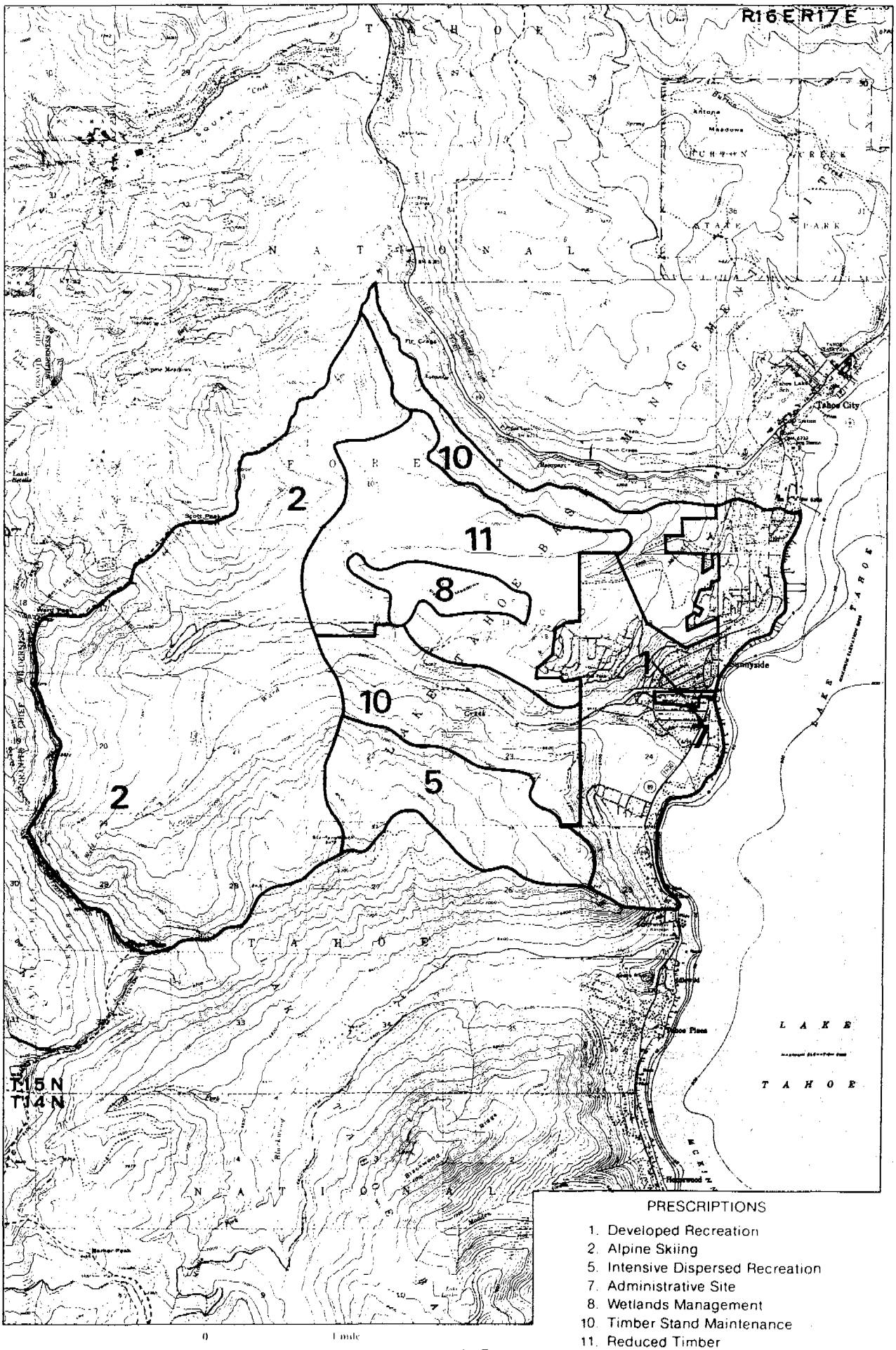
1. Use all appropriate opportunities (land acquisition, obtaining easement rights, etc.) to increase opportunities for public access to the shoreline of Lake Tahoe.

2. Improve and enhance those areas where lake access exists and where access is obtained in the future. Unauthorized private encroachments on public lands should be phased out over time.

3. Implement the "Parks and Recreation Master Plan" of the Tahoe City PUD as the recreation element of this Plan, along with the planning programs of the California State Parks Department, and the "Forest Plan" of the U.S. Forest Service.

WARD MANAGEMENT AREA

Figure 13



PRESCRIPTIONS

1. Developed Recreation
2. Alpine Skiing
5. Intensive Dispersed Recreation
7. Administrative Site
8. Wetlands Management
10. Timber Stand Maintenance
11. Reduced Timber

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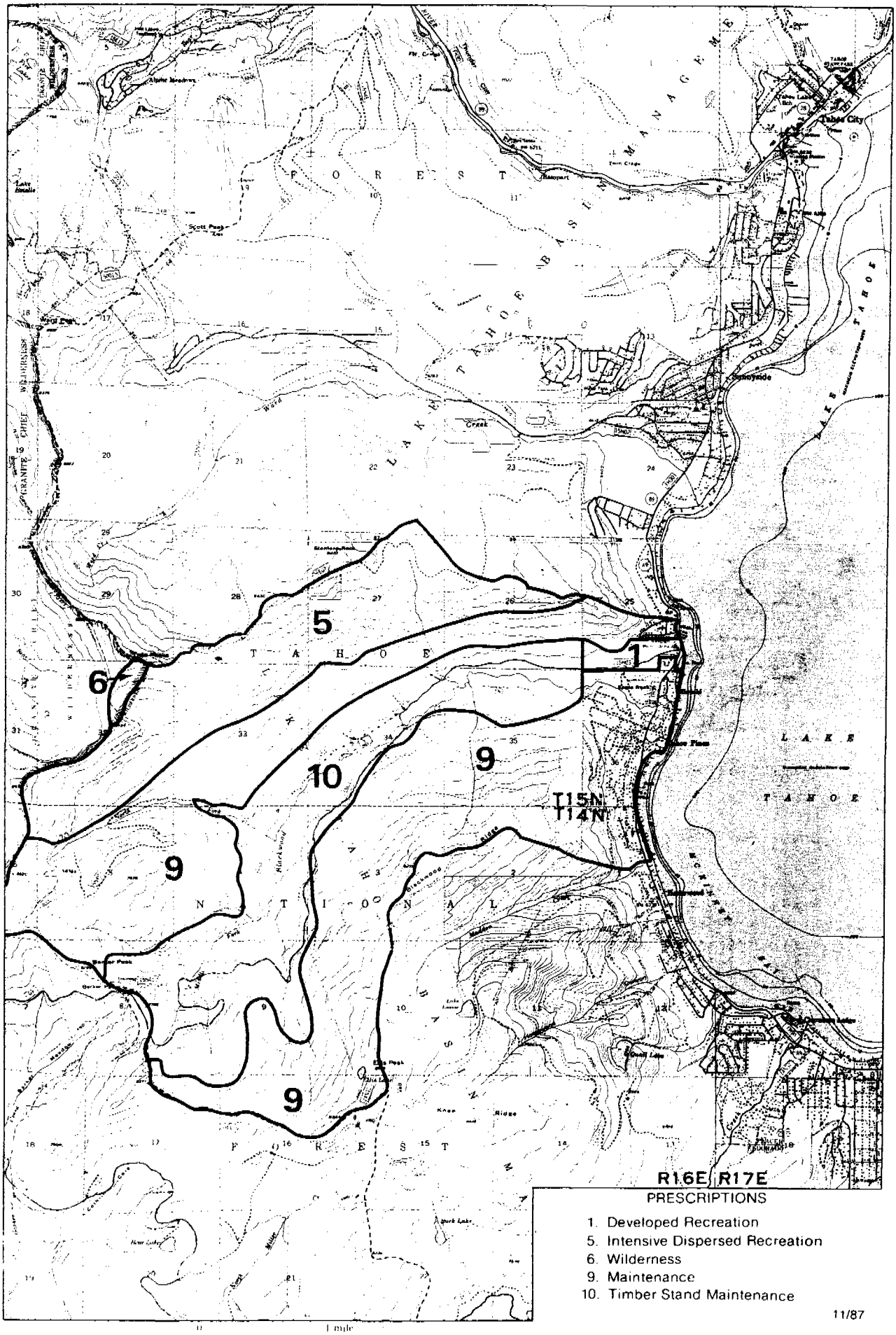
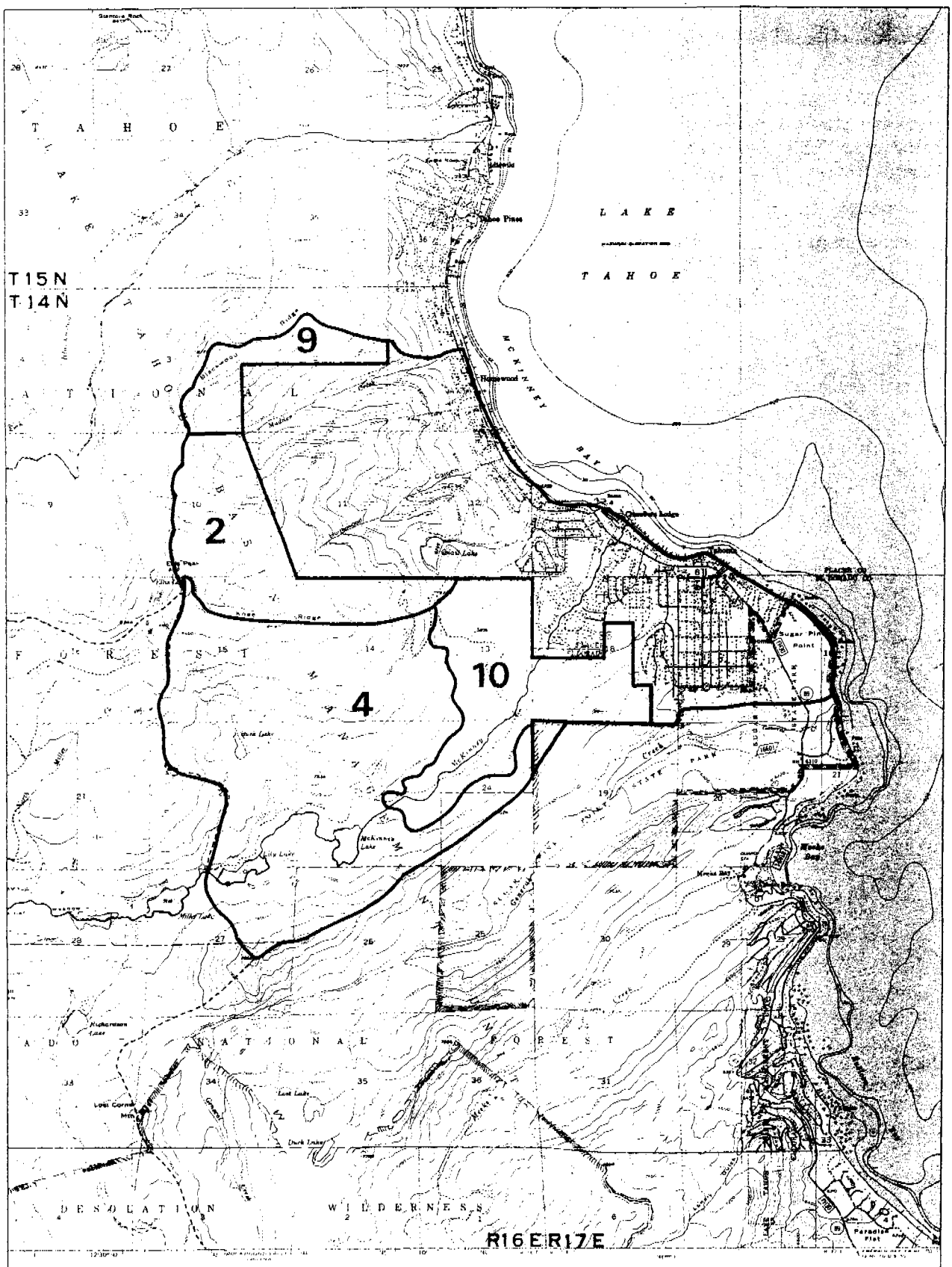
BLACKWOOD MANAGEMENT AREA

Figure 16



MCKINNEY MANAGEMENT AREA

Figure 17



PRESCRIPTIONS

2. Alpine Skiing
4. Roaded Recreation
9. Maintenance
10. Timber Stand Maintenance

11/87

VI. SAFETY ELEMENT

This element identifies goals and policies related to the protection of the public from risks associated with seismic, geologic, flood and wildfire hazards.

A. Seismic Safety

Geologically, the Tahoe basin is a graben, which is a down-dropped block bounded by steep faults on either side. These faults may be connected to historically active faults in the vicinity of the Truckee basin, Sierra Valley, Grizley Valley and Mohawk Valley, according to "Geology and Geomorphology of the Lake Tahoe Region," (TRPA and U.S. Forest Service, 1971).

That study indicates that a major earthquake with a magnitude from 7 to 8 in or near Truckee would have surface faulting over a distance of 40 miles, perhaps, which could extend into the Tahoe basin.

Most of the urbanized area of the West Shore is located on alluvium, lakebeds, or glacial outwash near lake level, which consist of combinations of sand, gravel, silt and clay, with a high water table. Such areas are generally more vulnerable to seismic impacts than areas underlain by hard rock or glacial moraine. In terms of Uniform Building Code requirements for seismic safety, the Lake Tahoe region is in zone 3 of the four zones, with zone 4 having the most stringent building code requirements.

B. Fire Hazard

Fire protection is provided in the Plan Area by three primary sources: The North Tahoe Fire Protection District, U.S. Forest Service, and California Department of Forestry.

The North Tahoe Fire Protection District is assigned responsibility for structural fire protection, while the U.S. Forest Service is the primary responsible entity for wildfire fires in the "back drop" area of the Plan. In the event of a major conflagration, the fire protection entities assist each other cooperatively through a "Mutual Aid Pact."

Because of the factors of topography and vegetative cover, much of the West Shore Plan area is in either a "high" or "extreme" fire hazard classification.

C. Flood Hazard

Portions of the West Shore Area General Plan are subject to flooding in the vicinity of Blackwood Creek, Ward Creek, Madden Creek, Homewood Canyon Creek, and McKinney Creek. The 100-year flood, as used in this and other hydrologic studies, reflects flow conditions of such quantity as to only have a frequency of occurrence of only once in 100 years, on the average.

Some development has occurred within the boundaries of the 100-year flood plain, although it is the intent of this plan to prevent any further encroachments of that kind. In addition to the obvious health, safety, and property protection considerations associated with avoidance of flooding conditions, there are also water quality considerations as well.

D. Avalanche Hazard

The County has commissioned a study of areas subject to snow avalanche hazard (prepared by avalanche expert Norm Wilson in 1981), and there have been avalanche zones identified in the West Shore Plan area.

Figures 18 and 19 depict areas subject to avalanche hazard. The zones identified as "high" and "moderate" hazard on these exhibits have since been combined and reclassified as "potential" avalanche hazard areas, or "PAHA" as an abbreviation. Properties found within the "PAHA" zones are subject to the County's Avalanche Ordinance, which establishes rules and procedures for public notification, and building requirements, among other things.

The Avalanche Ordinance does not prohibit development in PAHA locations, but does impose special review criteria for new discretionary projects located in those areas.

GOALS AND POLICIES

Goal:

1. To protect the lives and property of the citizens of the West Shore Area General Plan from unacceptable risks associated with seismic, flooding, or wildfire hazards.

Policies:

1. Maintain strict enforcement of seismic safety standards for new construction contained in the Uniform Building Code.

2. Initiate an active program to eliminate unsafe and hazardous structures through a comprehensive survey of building to determine susceptibility to seismic damage.

3. Review future development using all available seismic data and taking into account recommendations from the seismic safety element.

4. Prohibit construction, grading, and filling of lands within the 100-year flood plain and in the area of wave run-up except as necessary to implement the goals and policies of the plan. Require all public utilities, transportation facilities, and other necessary public uses located in the 100-year flood plain and area of wave run-up to be constructed or maintained to prevent damage from flooding and to not cause flooding. Apply the stream setback provisions of the Placer County General Plan (Section 6/Natural Resources).

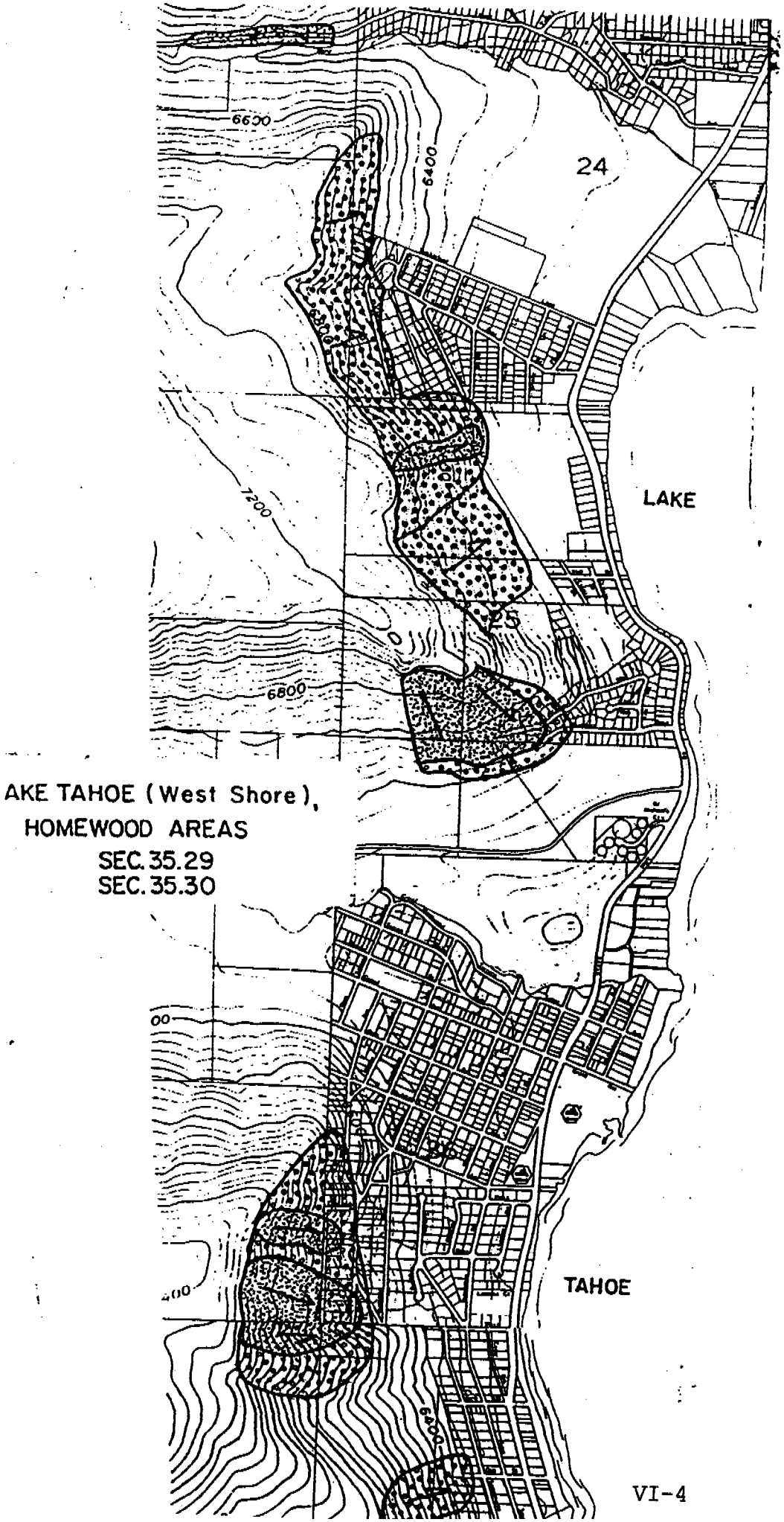
5. Continue to implement land development policies which minimize potential loss of property and threat to human life caused by flooding.

6. Ensure that all proposed developments are reviewed for fire safety standards by local fire agencies responsible for its protection, including providing adequate water supplies and ingress and egress.

7. Maintain strict enforcement of the Uniform Building code and the Uniform Fire Code.

8. Inform residents and visitors of the wildfire hazard associated with occupancy in the basin. Encourage use of fire resistant materials and fire preventative techniques when constructing structures, especially in the highest fire hazard areas. Manage forest fuels to be consistent with state laws and other goals and policies of this Plan.

Figure 18


AKE TAHOE (West Shore),
HOMEWOOD AREAS
SEC. 35.29
SEC. 35.30
LAKE
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24
25
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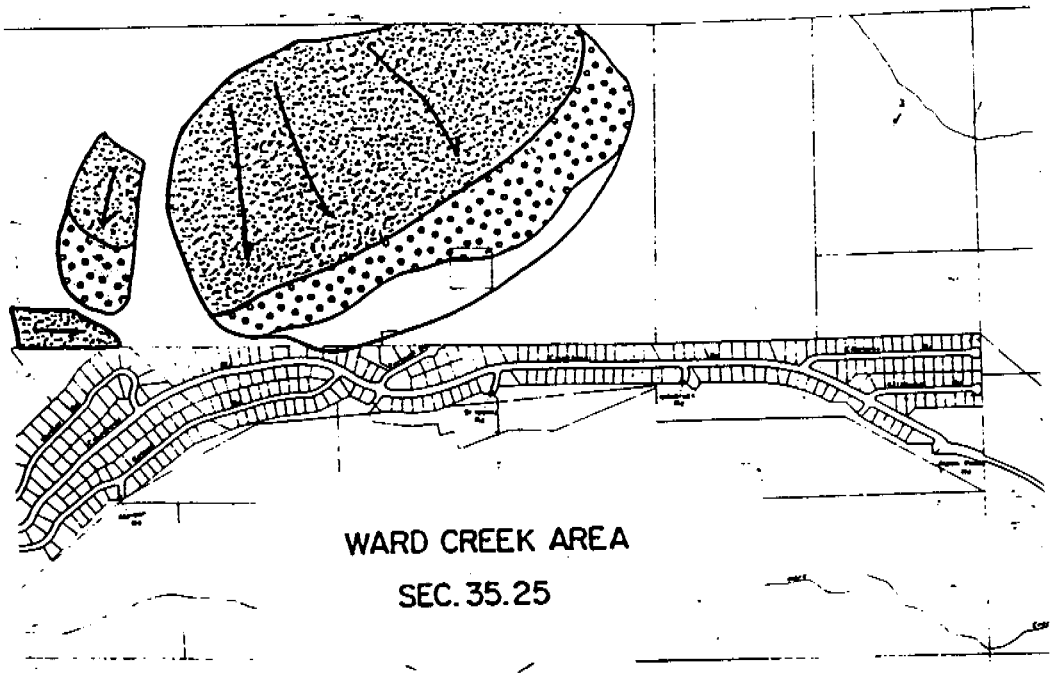
AVALANCHE MANAGEMENT ORDINANCE NO. 3209-B
LEGEND
HIGH AVALANCHE HAZARD ZONE
MODERATE AVALANCHE HAZARD ZONE
LOW AVALANCHE HAZARD ZONE

Figure 19



AVALANCHE MANAGEMENT ORDINANCE NO. 3209-B

LEGEND

- HIGH AVALANCHE HAZARD ZONE
- MODERATE AVALANCHE HAZARD ZONE
- LOW AVALANCHE HAZARD ZONE

VII. NOISE ELEMENT

The Noise Element is a state-mandated General Plan Element whose purpose is to "identify and appraise noise problems in the community" (Government Code 65302[f]). The Element is further required to address current and projected noise levels from major sources of noise. Since noise has the potential to have an affect on the general well-being of a community, policies and measures to keep noise levels within generally acceptable levels under different land use scenarios is of obvious importance.

The quantification of noise levels was described in the environmental document for the Tahoe City Community Plan and is used here for reference:

> "A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}), which is the sound level corresponding to a steady-state A-weighted sound level containing the same total energy as a time-varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptors such as L_{dn} and CNEL, and shows very good correlation with community response to noise.
>
> Two composite noise descriptors are in common use today: L_{dn} and CNEL. The L_{dn} (day-night average level) is based upon the average hourly L_{eq} over a 24-hour day, with a + 10 decibel weighting applied to nightime (10:00 p.m. to 7:00 a.m.) L_{eq} values. The nightime penalty is based upon the assumption that people react to nighttime noise exposures as though they were subjectively twice as loud as daytime exposures.
>
> The CNEL (Community Noise Equivalent Level), like L_{dn}, is based upon the weighted average hourly L_{eq} over a 24-hour day, except that an additional +4.77 decibel penalty is applied to evening (7:00 p.m. to 10:00 p.m.) hourly L_{eq} values. The CNEL was developed for the California Airport Noise Regulations, and is normally applied to airport/aircraft noise assessment. The L_{dn} descriptor is a simplification of the CNEL concept, but the two will usually agree, for a given situation, within 1 dB. Like the L_{eq}, these descriptors are also averages and tend to disguise short-term variations in the noise environment. Because they presume increased evening or nightime sensitivity, these descriptors are best applied as criteria for land uses where nightime noise exposures are critical to the acceptability of the noise environment, such as residential developments."

The TRPA has adopted Environmental Thresholds for the Lake Tahoe region, related to CNEL standards for various land use categories. The standards for the various land use districts are as

follows -- background noise levels shall not exceed existing levels (as of 1981), or the following levels, whichever is less:

Exhibit 2 Noise Threshold Levels by Land Use District

Land Use Category	Average Noise Level or CNEL range (dBA)
High density residential areas	55
Low density residential areas	50
Hotel/motel facilities	55
Commercial areas	65
Urban outdoor recreation areas	55
Rural outdoor recreation areas	50
Wilderness and roadless areas	25
Critical wildlife habitat areas	25

Corresponding to these land use standards, CNEL levels, both existing and proposed, have been identified for the Plan Areas incorporated in the West Shore Area General Plan.

Placer County has an adopted County-wide Noise Element of the General Plan. That document identifies, as guidelines, certain normally acceptable CNEL that correspond quite closely to those adopted by TRPA. For the purpose of creating a more standardized set of criteria for land use regulations between the County and TRPA, this General Plan Element is adopted to make the two consistent.

In addition to ambient land use CNEL, the Plan further proposes the development of CNEL for transportation corridors. In the case of State Route, the adopted TRPA standard would be 55 dB measured 300 feet from the road.

GOALS AND POLICIES

1. The adopted CNEL standards are to be observed, as identified in Table 4.

2. The Mitigation Measures identified in the environmental document for the Plan shall be observed. These Measures are as follows:

   a. To adopt specific policies and an implementation program which require effective noise mitigation measures in the design of new noise-generating and new noise-sensitive land uses.

   b. To provide sufficient noise exposure information so that the land use planning and project review processes may effectively address existing and potential noise impacts.

   c. To protect areas where the present noise environment is within acceptable limits.

3. The CNEL for State Route 89 is established at 55 dB, measured 300 feet from the edge of right-of-way.

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VIII. RELATIONSHIP TO OTHER PLACER COUNTY CODES

This document is both a General Plan document and, to some extent, a land use regulatory document. In the case of the Land Use Element, the Plan Area Statements (PAS) included herein, will serve as the functional equivalent of zoning for those areas.

The following sections of the Placer County Ordinance, Chapter 30, shall remain in effect for all the General Plan areas. A primary purpose of this process has been to make the rules of the County and TRPA as similar as possible. In the event of a conflict with provisions of the TRPA Code, the more restrictive of the two shall apply.

For purposes of definitions of uses, Chapter 18 of the TRPA Code Ordinances will have primary determination of uses. In the case of terminology not addressed in Chapter 18, Subchapter 40 of the Zoning Ordinance shall take precedence.

Subchapter

1. Purpose and Effect of Zoning Ordinance

Subchapter

10. General Development Regulations

- 10.010 Purpose and Applicability of Chapter
- 10.040 Minimum Parcel Size
- 10.060 Planned Residential Developments
- 10.070 Residential Density Bonuses and Incentives
- 10.080 Setbacks and Yards

Subchapter

15. Specific Use Requirements

- 15.010 Purpose and Applicability of Subchapter

Subchapter

20 Discretionary Land Use Permit Procedures

Subchapter

25 Zoning Administration

Subchapter

35 Enforcement

APPENDIX DOCUMENTS

STANDARDS & GUIDELINES FOR SIGNAGE, PARKING AND DESIGN

DEFINITIONS OF USES
(CHAPTER 18 OF THE TRPA CODE OF ORDINANCES)

HEIGHT REGULATIONS
(CHAPTER 22 OF THE TRPA CODE OF ORDINANCES)

WEST SHORE GENERAL PLAN OF PLACER COUNTY

PLACER COUNTY DESIGN STANDARDS AND GUIDELINES

FOR

WEST SHORE GENERAL PLAN OF PLACER COUNTY

DEFINITIONS OF USES

HEIGHT REGULATIONS

Participants

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Table Of Contents

INTRODUCTION

PURPOSE

The scenic beauty of the Lake Tahoe Region has been recognized as a national treasure through many eyes, including those of the U.S. Congress. The visual quality of the natural landscape is the primary contributor. National treasure status has afforded the Region unparalleled stewardship. The concept of stewardship carries through to the design and development of the built environment, and the way it fits into the natural setting becomes critical. This Manual of Signage, Parking and Design Standards and Guidelines represents a concerted effort to keep this area a national treasure while accommodating the sensitive development and use of land.

In order to maintain and improve the overall quality of the built environment in the Lake Tahoe Region, Placer County and TRPA have adopted minimum design standards. The manual contains a collection of design and site planning methods which may be used during project development to meet the design standards. Property owners and project applicants should be aware that both the standards and guidelines will be considered by Placer County and TRPA's Project Review Divisions during project review.

As an area dependent on the tourism industry, the appearance and aesthetic features of the communities in the Region take on an economic importance. These design standards and guidelines are intended to create and maintain community settings that are visually attractive to both visitors and residents.

This manual, prepared as a part of the West Shore General Plan update by Placer County, has further been adopted for other portions of the Placer County portion of the Tahoe Basin.

ORGANIZATION OF THIS MANUAL

This manual is laid out to identify what is required (the Standard) and, if appropriate, provide design solutions (the Guidelines) to meet that Standard.

The Standards and Guidelines for the West Shore General Plan Area are organized by the design subject, i.e., Site Design, Building Design, Setbacks, etc. (see Table of Contents). Each design subject is divided into Standards and Guidelines.

Since this manual contains both Standards and Guidelines, it is important to understand the difference. Standards are rules which must be met, i.e., a requirement. A Standard cannot be overridden by a Guideline. They may only be changed through the administrative procedures of Placer County and TRPA.

Guidelines are not rules, but rather suggestions on how to meet a Standard. More latitude and flexibility exist when dealing with Guidelines than Standards. Placer County and TRPA will consider the Guidelines and suggestions by the applicant in the review and approval of a project.

HOW TO USE THIS MANUAL:

To use this manual the following steps should be taken:

1. Besides reviewing this set of design, parking and sign regulations, review all applicable TRPA and Placer County codes and standards applicable to your property. If there are questions, you should contact the Placer County Planning Department or the TRPA.

2. Once all the review parameters are known, review the General Standards and Guidelines for County-wide projects contained herein.

3. With the General Standards and Guidelines known, check to see if your site is within a Community Plan Area.

4. If the site is within a Community Plan Area, review the Community Plan Standards and Guidelines for that specific Community Plan. Should a conflict occur within the General Standards and Guidelines, the Community Plan Standards and Guidelines would take precedence.

5. Begin the design process. Informal consultation with the two Planning staffs is encouraged early in the process.

APPROVAL PROCESS:

Applicability

For the Lake Tahoe Region of Placer County, the standards and guidelines presented in the document replace the TRPA Design Standards (Chapter 30), Parking Standards (Chapter 24), the Sign Standards (Chapter 26), and the Design Review Guidelines adopted by TRPA previous to adoption of this document[1]. These standards and guidelines also replace the Placer County Design Review Standards and Guidelines, the Parking Standards, and the Sign Standards adopted by Placer County previous to the adoption of this document. If there is a conflict with other adopted standards of TRPA and Placer County, such as those regarding land coverage, height, UBC, etc., the standards of those ordinances shall apply.

In general, the standards and guidelines in this document govern new construction activities subject to ordinance standards rather than retroactive changes to existing structures. New construction includes but is not limited to, construction of new buildings, remodeling and improvements to exterior spaces such as sidewalks and surface parking which require permits. All activities shall comply with the following design standards except:

---

[1]

1. Projects, for which the cost of the required improvements exceed 10% of the project cost, may submit schedules for compliance,

2. Projects which are in assessment districts (wherein the assessments have been levied or are contained in approved funded public works projects) which are committed to implement the required improvements,

3. Projects for which TRPA and Placer County have found the standard not to be applicable due to unique circumstances arising from or regarding the project, and, all required findings have been made, including the finding that the waiver of standards will result in equal or superior result, and

4. Activities whose primary purpose is to come into compliance with these standards and guidelines shall only be required to conform in areas directly altered by construction.

Criteria

Each project is reviewed for compliance with the applicable codes and these design standards and guidelines. In considering a project, the staffs may consider items such as:

- Zoning
- Yard setbacks
- Building height
- Parking needs
- Landscaping
- Signs
- Lighting
- Traffic
- Fire
- Emergency vehicle access
- Service needs
- Building materials and color
- Covenants, codes and restrictions on the deed
- Such other features as may affect the project and its setting

Conditions of Approval

All projects approved under design review are subject to standard conditions of approval. The County or TRPA may impose additional conditions or approval for a project as needed. For minor projects, such as remodelling or signs, the County or TRPA may ask for minor improvements in order to gradually upgrade the appearance of existing buildings or properties. In such cases, each project will be considered individually and the staffs will work with the applicant to arrive at a plan that will make the property more attractive and still be economically feasible for the owner or tenant.

Permit Coordination

In order to save time and effort, a project which requires both Placer County and TRPA action, joint design review may occur or TRPA may delegate design review authority to Placer County through

a Memorandum of Understanding.

TRPA Design Review Procedures

For projects which still require TRPA review and approval, TRPA staff shall conduct design review pursuant to the procedures staffers in the TRPA Code. See TRPA project handouts available at TRPA for review requirements.

Placer County Design Review Application Procedure

Applicants are encouraged to meet with The County Planning Department and the Design Review Committee at the earliest possible stage in the design of the project

1. The applicant obtains the Design Review application form and fee information form the Placer County Planning Department. Application are also available at the front counter of the Tahoe City Building Division.

2. The applicant submits the completed application form together with the required submittals and fee to the Placer County Planning Department.

3. The Placer County Planning Department sends the project plans to the Tahoe City Design Review Committee or North Tahoe Design Review Committee and other county offices for comment.

4 The Design Review Committee reviews a project, ensuring that County ordinance regulations, and adopted design standards and policies are met. Action is taken by the Design Review Committee and a recommendation made to the Planning Department within approximately 14 day after receipt of a completed application. If the Design Review Committee does not take action within this time period, the project is automatically reviewed by Placer County Planning staff and action taken within 21 days of receipt of a completed application.

5. If the applicant is dissatisfied with the conditions of approval or denial of the project by the Design Review Committee and the County, he may appeal the decision to the Planning Commission, who will consider County ordinances and adopted design standards and guidelines when reviewing a project design. Decisions of the Planning Commission may be further appealed to the Board of Supervisors.

Placer County Submittal Requirements

1. Completed application form

2. Fee

Three (3) sets of plans that include the following as applicable:

Site Plan

- legend with scale, north arrow and date

- parcel property lines, lot area, yard setbacks, distance form street center line
- grades, existing and proposed
- structures-locations, dimension, use of existing and proposed structures
- garbage-location of dumpsters, screening, etc.
- land capability
- land coverage
- drainage-arrangement and facilities
- lighting-location of all exterior lighting standards and devices, along with design details
- utilities
- parking spaces, dimensions
- new storage area(s)
- pedestrian circulation areas
- mechanical equipment units
- improvements
- bicycle path alignment

Landscape Plans

- all existing trees, with diameter size and scientific and common name
- all trees to be removed and their approximate trunk diameter, breadth, and height
- precise location or pattern and spacing of all proposed plant materials.
- size and numbers of proposed plant materials, with scientific and common names incorporated into a plant list, erosion control, and revegetation techniques
- irrigation plan with irrigation details

Building Elevations

- all principal exterior walls
- types or roof and wall materials to be used
- color of materials
- sign locations, showing relationship to architecture (see sign plans)
- location of roof equipment, exterior lights, trash enclosures, or other structures or fixtures to be attached to building
- samples which illustrate the color and material selected

Floor Plan

- showing the dimensions and use of each room and each floor

Sections

- where necessary to illustrate special conditions

Applicants are encourage to submit sign design as part of their project design review. This eliminates the separate review and fee for signs which would be required if the sign plans were submitted separately.

Sign Plans

- Location of existing and proposed signs
- relationship of signage to building
- dimensions of existing and proposed signs
- color samples, materials, and design of proposed signs
- photographs of existing signs on the property
- site plan which shows building and road frontage

PLACER COUNTY REVIEW PROCESS

Preliminary Review

The County encourages applicants to meet with the County Planning staff and the Design Review Committee early in the development of a projects's design in order to ensure that the plans finally submitted for review will meet County, TRPA and Community Plan requirements. Preliminary review requires no formal application from the Design Review Committee.

Meetings

A meeting between the applicant and the Design Review Committee will be scheduled within 14 days of receipt of the complete application.

Action

The following is a summary of possible actions that may be taken on a project during the 21-day review process:

Approval

The plans are approved as submitted. The applicant can submit plans for a building permit.

Approval With conditions or Modifications

The plans are made subject to conditions which are specified in a letter of notification of the design review decision. If the conditions necessitate revisions in the plans, the applicant submits revised plans to the Design Review Committee and the County for review and approval. If dissatisfied with conditions, an applicant may appeal the action to the Board of Zoning Appeals.

Continuance

The applicant or Design Review Committee may request continuance of the project review beyond the 21-day review period. Further discussion or review takes place at a subsequent meeting.

Withdrawal

The applicant or Design Review Committee may request continuance of the project review beyond the 21-day review period. Further discussion or review takes place at a subsequent meeting.

Denial

If the project, as presented, is denied approval, the applicant may return with new plans and a new fee, or appeal the decision of the Design Review Committee to the Board of Zoning Appeals. Written findings as to why the action was taken will be provided to the applicant.

Temporary Approvals

There are no provisions for temporary approvals.

Notification of Action

Official notice of the Design Review Committee's and the County's action is sent to each applicant. The applicant should note the conditions of approval detailed in the letter. All conditions must be complied with before an occupancy permit will be issued for the project.

Standard Conditions

In addition to any special conditions which may be imposed on a project as part of a design review approval, the standard conditions which apply to all design review applications approved within the boundaries of the Design Review Committee are as follows:

1. All modifications to the plans that are required by the conditions of approval shall be submitted for review to the Design Review Committee and the County prior to the issuance of a building permit.

2. All modifications to approved plans after the issuance of a building permit must be submitted for approval prior to execution.

3. All improvements must be installed prior to occupancy, except for any landscaping that has been secured by a surety to be approved by the County.

4. Landscape and irrigation plans for required landscaped areas shall be subject to approval by the Design Review Committee and County.

5. Landscaping shall be perpetually maintained with prompt removal and replacement of dead and diseased plants.

6. All landscaping areas abutting traffic areas shall be protected by approved material such as, but not limited to, concrete, wood, asphalt, or stone.

7. All parking shall conform to the adopted County parking standards.

8. All projects shall meet the fire protection features deemed necessary by the Fire District or the appropriate fire protection authority.

9. Adequate refuse handling facilities shall be provided, Trash and garbage containers will be screened in a manner acceptable to the Design Review Committee.

10. All propane tanks visible from the street shall be screened in an appropriate manner acceptable to the Design Review Committee and the Fire District.

11. Outside utility meters and other utility structures, when not included in a cabinet, shall be screened form view, or integrated into surrounding materials according to fire protection requirements.

12. All metal fleshings and mechanical equipment shall be harmonious with the exterior colors of the structures.

13. All lighting sources shall be shielded and directed so that no light source is directed off-site.

14. All roof-mounted equipment shall be adequately screened.

Appeal Procedure

An applicant may file an appeal with the Planning Commission not later than ten calendar days following the action of the County. The appeal is filed with the Planning Department and is placed onto the next available Planning Commission agenda. The Planning Commission may affirm, reverse, modify or alter the decision of the County and the Design Review Committee. Further appeals may proceed to the Board of Supervisors.

THE DESIGN PROCESS: ADVOCATING A DESIGN HOLISM

At first glance, this manual may seem to address design of the built environment in a segmented approach. What is intended, however, is to advocate a holistic approach to design, that is, where the whole is greater than the sum of the individual parts. As an example, the parts of a development project might include the building style, landscaping, signage, parking, interior floor plan and so forth. The whole is the complete site, from end to end, and from top floor to ground level.

The holistic approach to design begins with a strong design concept. Once a design concept is formulated, each design decision can then be made within the concept's framework. It is believed that this approach can provide a more complete, more coordinated final product than an approach which designs each project element as an isolated piece.

While there is no one universally-accepted theory on how to produce good design, there exists an identifiable set of steps which are followed in almost everyone's design process:

1. Looking at what exists on the site;

2. Analyzing what you see in terms of constraints and opportunities relative to the intended use; and

3. Synthesizing a design or arrangement of spaces which matches the program of elements to the existing conditions of the land.

Although it appears straight-forward, there are many complex and subtle decisions made during the design process which only experienced and "open eyes" can foresee. Based on these intricacies and the Basin's complex regulations, the staff would strongly suggest that you retain design and engineering professionals (architects, landscape architects, interior designers, civil engineers and the like) to help prepare your plans.

CHAPTER 1 SITE PLAN

Site design involves the arrangement of indoor and outdoor spaces to accommodate the activities required for a proposed use. Customer service, vehicle movement patterns, loading needs, and expansion potential should all be considered in laying out the site design. Because a site functions as an integral part of the community, the site design should also relate the spaces and activities to each other, to the site, and to the structures and activities on adjacent sites. The design should take into account such factors as safety, privacy, community identify, and character preservation of the natural environment and pedestrian open space.

Standards

A. *The existing natural features of a site shall be retained and used to advantage. The incorporation of features such as creeks, trees, natural slope, rocks and views often leads to a more interesting and unusual design.*

B. *Buildings shall be sited with consideration given to sun and shade, changing climatic conditions, noise, safety, and privacy.*

C. *Each step of a phased project shall provide a design that is as complete as possible in the functional, visual, drainage and traffic aspects.*

D. *In the Community Plan areas special emphasis shall be placed on the provision for pedestrian open space and landscaping.*

E. *Setbacks standards shall follow requirements set forth below .*

(1) *Structures: Structures set back from property lines shall be in accordance with the Placer County Zoning Code except when superseded by setbacks established in Plan Area Statements or Community Plans.*

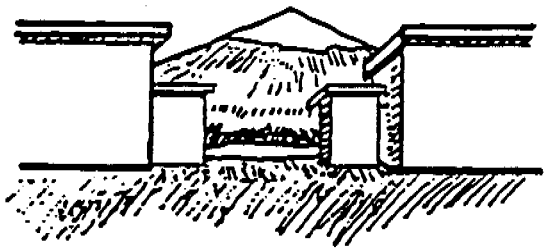
(2) *Scenic Corridors: Buildings and structures shall be setback (20') from the highway right-of-way line in accordance with the TRPA Scenic Threshold Roadway standards (Chapter 10) for designated corridors except when superseded by the Community Plan standards.*

(3) *Stream Environment Zone: Buildings, structures, and other land coverage/disturbance shall be setback form SEZs in accordance with Chapter 37 of the TRPA Code.*

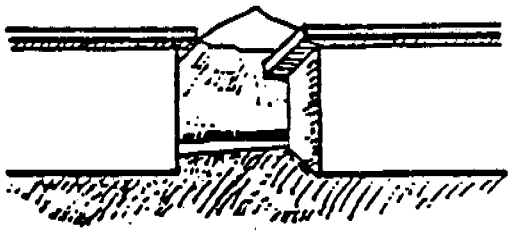
(4) *Grading: Building setbacks form cuts and fills are set forth in Chapter 2 of this manual.*

Guidelines

A. Buildings should be sited so that they do not interrupt the flow of the skyline as viewed from common vantage points.

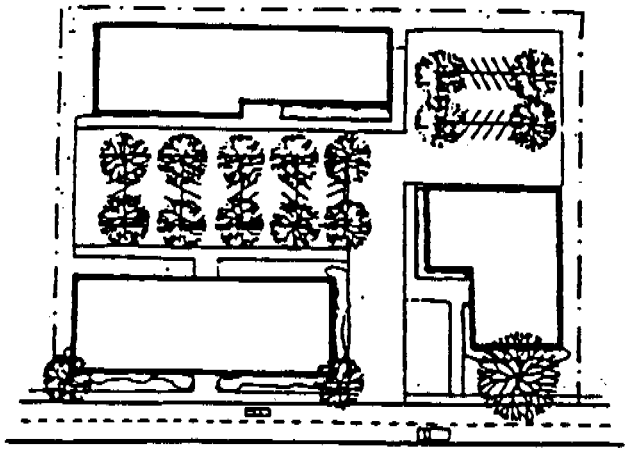


Appropriate



Inappropriate

B. Site plans should be compatible with adjacent properties and streetscape in the placement of structures and uses. Cooperation in development between properties such as sharing driveways and parking can be advantageous.



C. Buildings should be located on a site so as to enhance the architecture and natural features of the site. In general, off-street parking and loading areas should be located to the sides and rear of the site and screened from the street with landscaping, in such a way that it will not cause problems related to snow removal or site distance. For commercial projects such as shopping centers, a portion of the total building area should be located at the street perimeter in such a way that it will not cause problems related to snow removal and site distance. Such siting reinforces the streetscape and screens the parking areas.

D. Consideration should be given to the possibility of future expansion, with adequate room and functional placement allowed for in the site layout.

E. Buildings and spaces should have a strong functional relationship to the site. Required side and rear yards, open space and snow storage should be utilized and integrated into the overall site arrangement. Left-over spaces and inaccessible yards do not permit full utilization of the site.

F. Buildings designed for sloping topography should conform to the natural topography rather than altering the natural topography to accommodate the structure. In areas where slopes exceed five percent, stepped foundations are recommended in order to avoid grading necessary for flat-pad foundations.

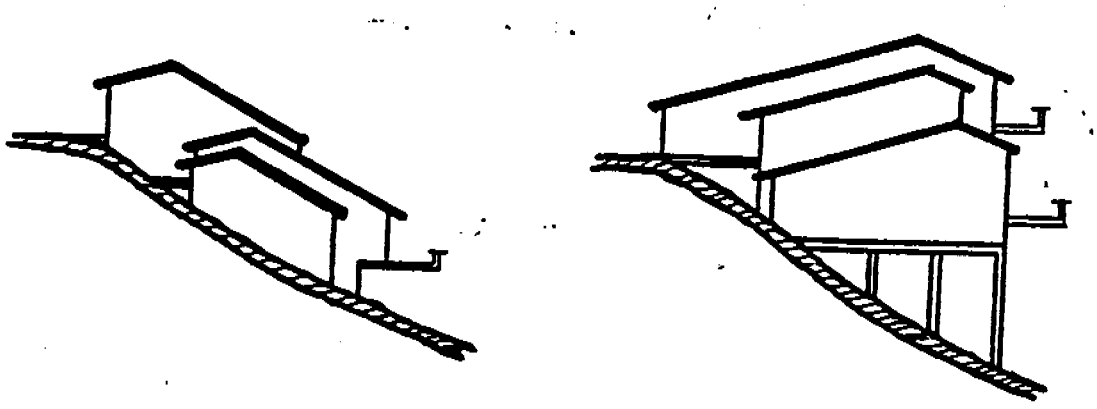
The form, mass, and profile of individual buildings and architectural features should be designed to blend with the natural terrain and preserve the character and profile of the site as much as possible. Techniques that should be considered include:

(1) Split pads, pier foundations, stepped footings, and grade separations to permit dwellings to step down or step up the natural slope.

(2) Flat rooflines and/or low profiles with rooflines following the lines of the natural slope;

(3) Detached garages, carports, or open parking to decrease apparent building mass;

(4) Varied and articulated elevations and rooflines to soften the appearance of large vertical surfaces and to avoid the appearance of a massive, rigid, vertical element.



Appropriate *Inappropriate*

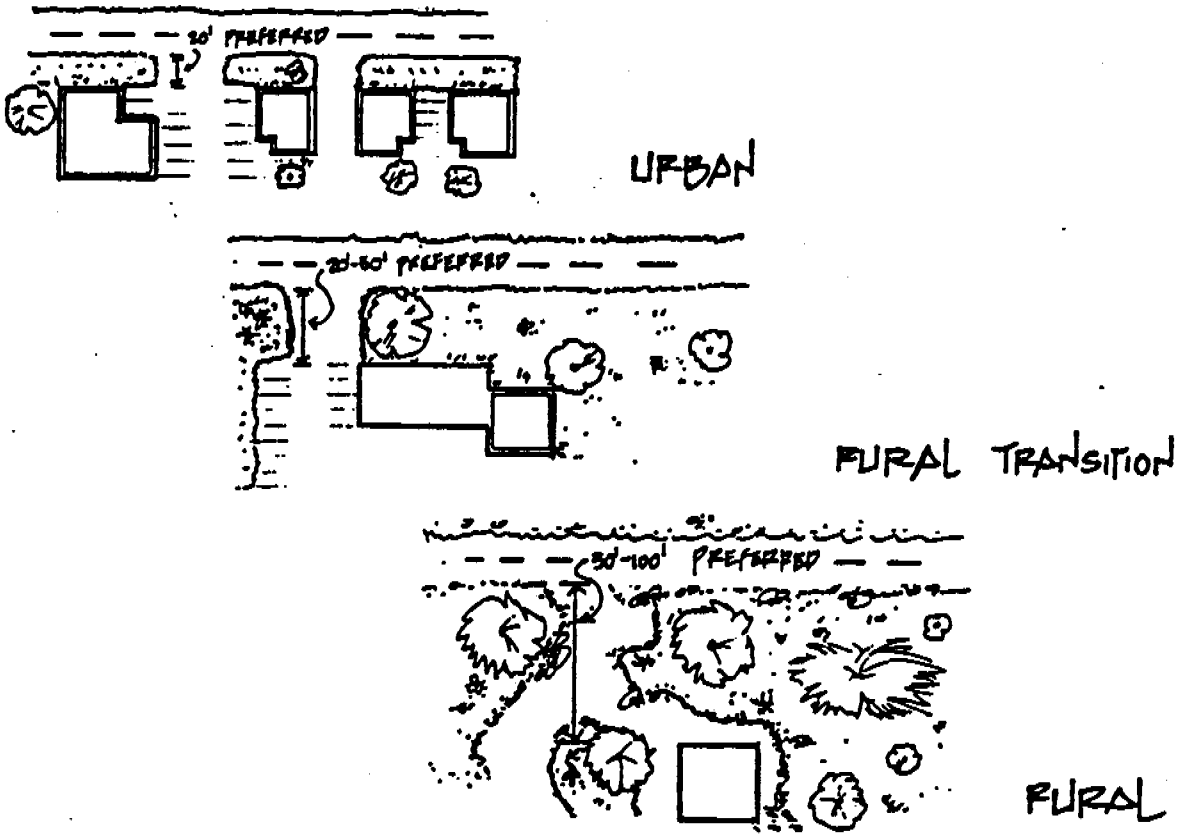
G.. Commercial Setbacks

(1). Provide Variety. Variety is encouraged in the setbacks and in the relationship of buildings to the street in order to reduce the sense of sameness which characterizes strip development.

(2) Relate Size of Project to Amount of Setbacks. Projects with longer street frontages are encouraged to have generally larger setbacks.

(3) Coordinated Setbacks. The setbacks for a project should be responsive to neighboring uses and appear coordinated to them. Front setbacks should conform to the average setback of the properties immediately adjacent to the site. Where existing buildings along a side of a street have a fairly uniform setbacks, all or part of a new building should recognize such setbacks even if the zoning allows a different setback distance.

(4) Reduced Setbacks Along Scenic Threshold Roadways. This guideline only applies to situations where the proposed building or building addition is closer than 20 feet and is along a TRPA Scenic Threshold Roadway. Setbacks closer than 20 feet are generally discouraged. In scenic threshold roadway units which are in threshold attainment buildings proposed closer than 20 feet may be approved when the proposed building is set back the same distance or greater than existing buildings along the same travel unit. Visual mitigation measures such as landscaping, building facade improvements, walkway installation, etc., may be required to offset the visual impact.



If a building is proposed to be set back closer than 20 feet along a scenic threshold roadway unit which is not in threshold attainment, the applicant first should review the visual assessment and recommendations for that unit. This information is located in TRPA's Scenic Quality Improvement Program. If lack of setbacks is a significant problem in the unit, exceptions to the 20 foot setback will likely not be approved. If setbacks are not listed as a specific problem, visual mitigation measures such as those listed above may be required to offset the visual impact.

(5) Activities Within Setbacks. Only landscaping, architectural features such as canopies or overhangs, structures housing mechanical or other utility equipment which are 3 feet in height or lower, driveways and signs should be located within front yard setbacks. See also Landscaped Setbacks Guidelines in Section 6. Landscaping. Community plans may have differing requirements regarding what is allowed within setbacks. Please check these requirements before designing your project.

(6) Provide Landscaped Setbacks on Commercial Properties. A landscaped buffer no less than 10 feet wide is recommended between the edge of the travelled roadway and building facades in order to provide a sense of separation between the landscaping and the building is preferable to placement along the street edge. Landscape treatments should be compatible with snow removal techniques.

H. Residential Setbacks

(1) Residential Setbacks. In non-commercial areas, the purpose of building setbacks should be to minimize the visibility of development from adjoining travel corridors. The setback may permit a densely planted buffer of native vegetation to be maintained along the roadway. Such a buffer should respect and attempt to maintain significant views of natural features or other scenic elements.

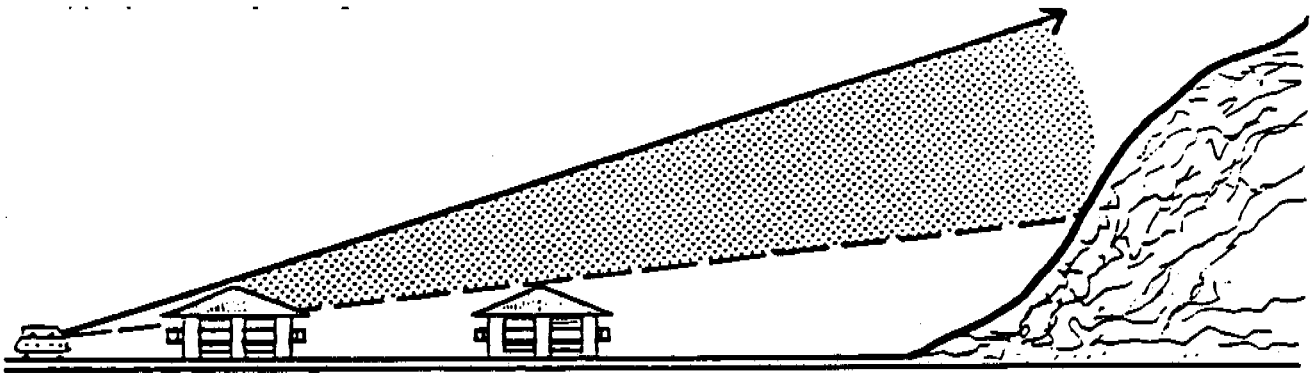
Residential units that take direct access off major travel routes should be set back as far as possible. Deeper setbacks along major travel routes will also permit the preservation of views from the roadway. In many cases this guideline conflicts with minimum coverage regulations because longer driveways to serve the residences take up additional coverage. Since no coverage overrides for deeper setbacks are provided, this conflict must be resolved on an individual basis.

Front yard setbacks for residential development along threshold routes must meet the minimum twenty (20) feet setback from the road right-of-way. Garages, decks, and stairs should not intrude into front setback.

As much as possible, existing mature, natural vegetation (especially tree cover) located in the front setback should be preserved. To insure effective screening, additional native trees (species should be selected from TRPA's Recommended Native and Adapted Plant List and should be compatible with existing native species in surrounding area) should be introduced so that trees are spaced at an average of 20 feet on-center minimum and at least two rows deep.

(2) Subdivision Frontages. Residential subdivision frontages along major travel corridors should use a combination of existing vegetation, setbacks of structures, and landscape screening so that they are not readily visible from major travel corridors (i.e., average setback of 200-250 feet from roadway).

Subdivision entrances should be designed to provide safe, efficient, easy- to-identify access points, while also creating a positive first impression that is compatible with the surrounding natural vegetation. The location and geological features should help determine the appropriate entry setting.



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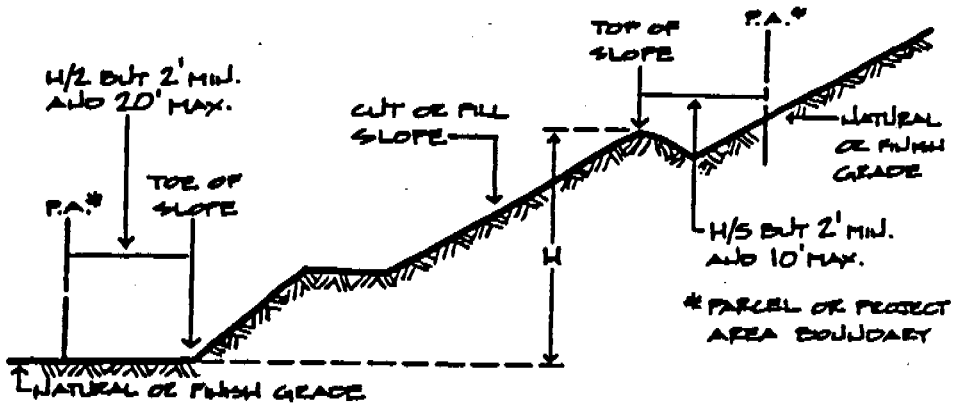
Encourage Deeper Setbacks To Preserve Views

CHAPTER 2 GRADING AND DRAINAGE

Grading and drainage are engineering aspects of site development that can affect both the site and the surrounding area. Poor grading can inflict substantial damage on the environment, the site and surrounding properties. Creative grading can enhance the architecture, screen nuisances and provide privacy.



Standards (TRPA grading and drainage standards are addressed in Chapters 25, 61, 62, 63, 64, and 65 of the TRPA Code.)

A. *The site shall drain adequately without interfering with adjacent properties.*

B. *Natural contours shall be maintained as much as possible. Buildings, parking area, and drives shall be located to fit the terrain, requiring minimum grading. Cut and fill shall be kept to a reasonable minimum.*

C. *Only those areas that are needed for construction shall be disturbed. Vegetation outside the construction zones shall be protected.*

D. *All slopes shall be protected against erosion. Grading cannot create slopes greater than 2:1 unless controlled by mechanical stabilization. No slope shall exceed the angle of repose for the material involved. See County Grading Ordinance and TRPA grading requirements set forth in Section 64.6 of the TRPA Code*

E. *All projects in the Plan are required to have erosion control plans in accordance with the erosion control practices contained in the TRPA's Handbook of Best Management Practices or the Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains prepared by the Resource Conservation and Development Council, 1981. Best Management Practices include temporary and permanent erosion control measures, vegetation protection, and revegetation.*

F. *The County may require an erosion control plan for any project believed to have significant erosion hazard.*

Guidelines

A. All grading should be kept to a minimum. Natural contours should be maintained as much as possible. Extensive regrading of a site to create building pads for construction is not recommended. Buildings should be fitted to the land with graded areas limited, whenever possible, to the portion of the site to be covered by the structure. When graded areas cannot be covered by the structure, they should preferably be screened from public views by the building.

B. In order to minimize the visual impacts associated with grading, the following grading guidelines are recommended:

(1) The overall shape, height, and grade of any cut of fill slope should be designed to simulate the existing natural contours and scale of the natural terrain of the site.

(2) The angle of a graded slope should be gradually adjusted so that it merges smoothly into the angle of the natural terrain. Flat planes and sharp angles which suggest a more formal landscape should be reserved for institutional and public service sites when a formal landscape is desired.

(3) Graded slopes should be promptly revegetated with a ground cover or combination of ground cover, shrubs, and trees to reduce the visual impact of the graded slope and to stabilize the slope and minimize erosion.

C. Minimal roadway dimensions are recommended to reduce the amount of grading required, thus reducing the visual impact. A looped system of one-way streets can be used or roadways may be split (i.e., one lane in either direction) in order to reduce the area of cut required on a hillside.

D. Grading should be designed to minimize the disruption to existing vegetation (including ground covers and shrubs, as well as trees). Revegetation of graded areas should utilize plant materials that will blend well with the surrounding vegetation and are on TRPA's List of Approved Plant Species, or those identified in this manual.

E. When graded slopes (either cut or fill) extend horizontally for more than 100 feet (such as along roadways), the contours should be curved to create an undulating bank with greater visual variety and a more natural appearance.

F. Also known as retention or detention basins, sediment basins are used to remove sediment from storm water and other surface water runoff. TRPA's Hand book of Best Management Practices provides standards and specifications dealing with the installation and operation of sediment basins, and should be consulted early in the design process.

The appearance and integration of these systems into the landscape can be greatly improved over existing practices. In times of non-storm events the basins can serve as open spaces in neighborhoods or in existing recreation areas. Terrace basin slopes whenever possible as shown below in order to minimize the safety hazard of straight, deep slopes.

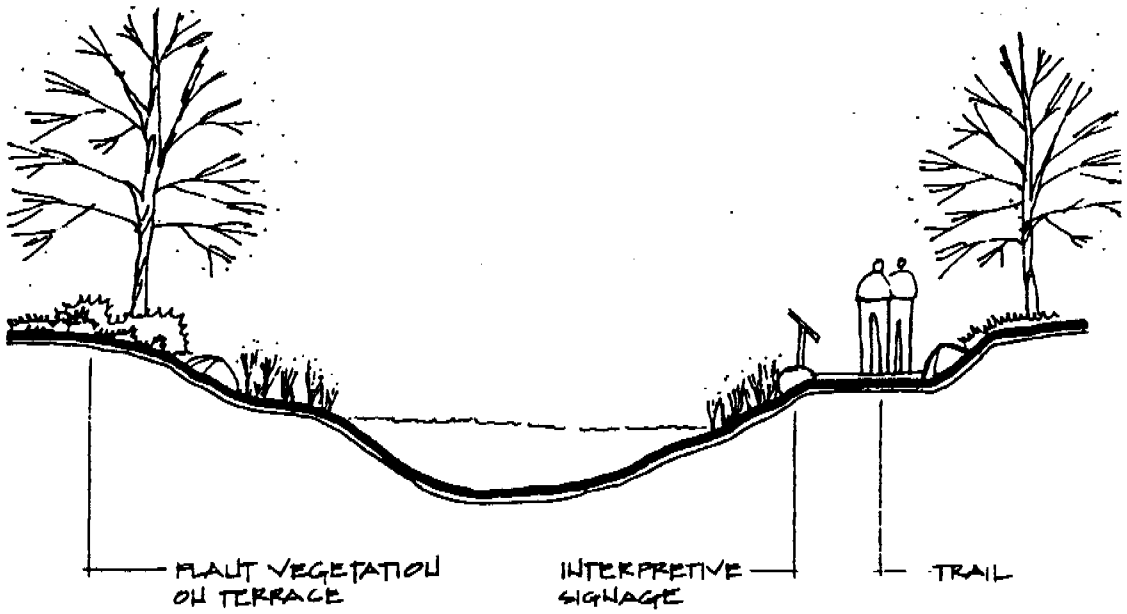
Long, straight engineered slopes look unnatural and detract from the scenic quality of the roadway landscape. Varying slope bank gradients (i.e., 2:1 in some areas, 3:1, 5:1, etc., in others) is another method for producing graded slopes that have a more natural appearance.

Note: Grading setbacks pursuant to Chapter 70 of the Uniform Building Code are listed in Appendix B.

Terracing of side slopes also allows sediment basins to be integrated into other types of land uses such as trail systems, golf course hazards, or wetland systems. This may be an important consideration when siting a sediment basin.

Restricting access to sediment basins has often been accomplished by a 6 foot high cyclone or chain link fence with little or no additional landscape screening. A more visually successful solution is to combine changes in grade with low (3-4 feet high) wooden fencing, and a substantial landscape screen of trees, shrubs, and ground cover. Formal landscape plantains will give a more formal or urban appearance, while native or naturalized grasses and riparian species can give the appearance of a wet meadow or wetland marsh. All mechanical equipment should be screened from view of the road or the lake.

The use of signs around sediment basins should be incorporated into the design. Signs should be of an interpretive nature as well as regulatory explaining in simple English the function and potential hazards of sediment basins. A well thought-out signage plan can stress the importance of avoiding sediment basins during and after storm events. A combination of grading, landscaping, controlling access and signage can turn a traditionally attractive nuisance and visual eyesore into a pleasing and usable community resource. It is appropriate to increase the access restrictions to basins which are potentially more hazardous due to such factors as degree of side slope, depth, and volume.

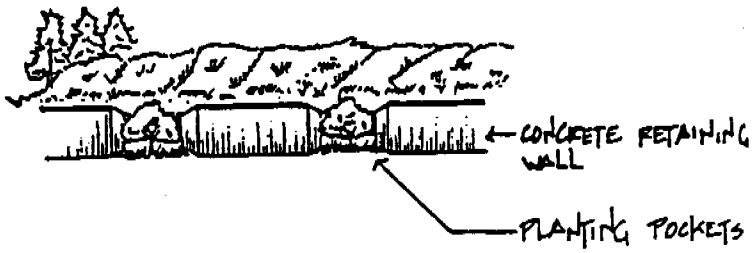


G. Maximum height of retaining walls should be limited to three to four feet. When slopes greater than three vertical feet must be retained, terraces should generally be used to create smaller grade changes (three to five feet or less). Areas between terraces should be wide

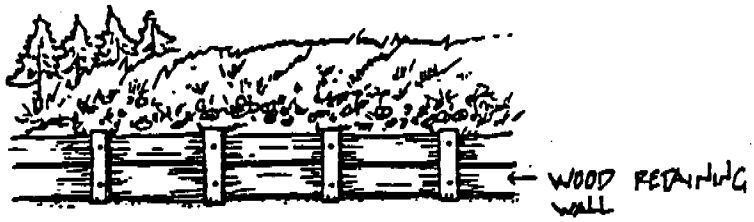
enough to accommodate vegetation. Down hill sides of retaining walls should be planted in order to help screen the structure. Please also see the Handbook of Best Management Practices.

Long, straight unbroken retaining walls with no articulation or other surface features are strongly discouraged, especially when they are sited along roadways. Retaining walls which match the architectural style, color and materials of a project's primary structures are also appropriate. Retaining walls are often used as informal seating. In areas where this appears likely, consideration should be given to providing seating. (See Chapter 16 for description of urban, rural transition, and rural areas).

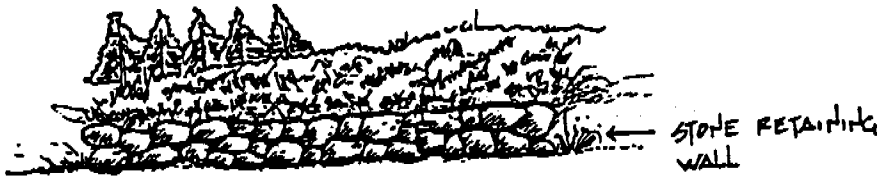
Urban. Retaining walls in urban areas may be built from the widest range of materials including textured concrete, wood, stone, or brick. Wherever possible retaining walls should be accompanied with landscape planting pockets to soften the wall's appearance.



Rural Transition. In rural transition areas the setting and context of the site as well as the site's primary use should be used to determine whether retaining walls will have more of an urban appearance (i.e., form, color, materials), or a rural appearance.

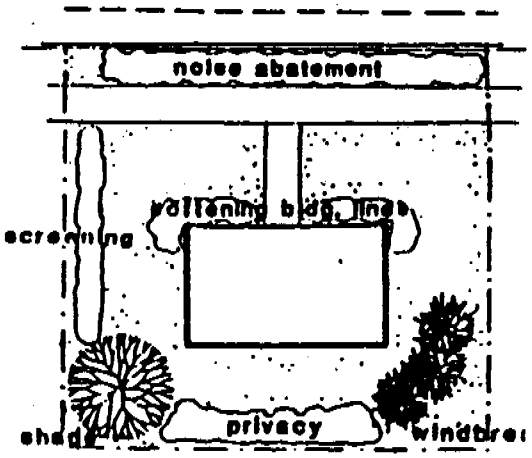


Rural. In rural areas the narrowest range of materials should be used. These should be limited to wood (including wood timbers and logs) or stone, and combined with planting areas or pockets wherever possible.



CHAPTER 3 LANDSCAPING

Landscaping is a major factor in the image of an area. However, the landscaping of a project should attempt to do more than make a place look attractive. Plants can perform a number of functions to enhance the land use and increase user comfort. Plants can be used to create spaces, separate uses, give privacy, screen heat and glare, deflect wind, muffle noise, articulate circulation, emphasize entrances and exits, inhibit soil erosion, purify air, and soften the lines of architecture and paving. Careful thought should be given to the needs of site when designing the landscaping.



Plant Selection Criteria

The County considers the following when evaluating the plant species specified for a project. These concerns help to ensure that the plants approved will add to the visual interest of the community and be relatively problem-free. The developer may wish to use the following when formulating a landscape plan:

Select:

- Plants whose final size will be appropriate to the location. Sensible plant choice will ensure that the function for which the plant was chosen will be fulfilled. It also eliminates the need for frequent maintenance or replacement of a plant which outgrows its space.
- Plants that can survive the climate and snow loads. Proper location of sun and shade loving plants also helps to ensure survival.
- Plants that are relatively pest and disease resistant.
- Plants that can offer year-round visual interest such as flower, fruit, fall color, and winter branching pattern.
- A mix of plants that can offer contrast and harmony of form, texture, and color.

Avoid:

- Plants with thorns, sharp leaves, or poisonous parts near walkways or high use areas.
- Plants that drop fruit or branches in locations where they could cause maintenance problems or safety hazards.
- Plants with shallow root systems near paving or in lawns. Tree roots can heave sidewalks. Surface feeder roots can compete with grass, making it difficult for grass to grow.
- Plants with roots that seek water near or over underground water or sewer lines.

Standards

A. All site development shall include landscaping. The use of planter boxes or trellises is encouraged where larger landscaping areas are not available.

B. Existing trees and natural features should be preserved and incorporated into the landscape plan. Trees to be saved shall be protected during construction.

C. Landscaping shall be designed to preserve adequate sight distance for motorists and pedestrians.

D. Incorporation of water conservation measures in landscaping specifications is encouraged. Such measures include the use of drought tolerant plants, drip irrigation, mulch layer (3" thick) over landscape beds to slow evaporation, and soil amendment with compost and clay to increase water retention.

E. Areas designated open space, as per County standards, shall either remain in natural vegetation if possible or be landscaped.

F. For all projects other than single family residential development and erosion control projects, the following plant sizes and spacing shall be required for woody material at the time of planting:

(1) trees should be minimum 6' high and 1.5" DBH;

(2) upright shrubs shall be a minimum 3 gallon pot size with a minimum 18" height and spread, spreading shrubs shall be a minimum 3 gallon pot size with a 24" spread; and

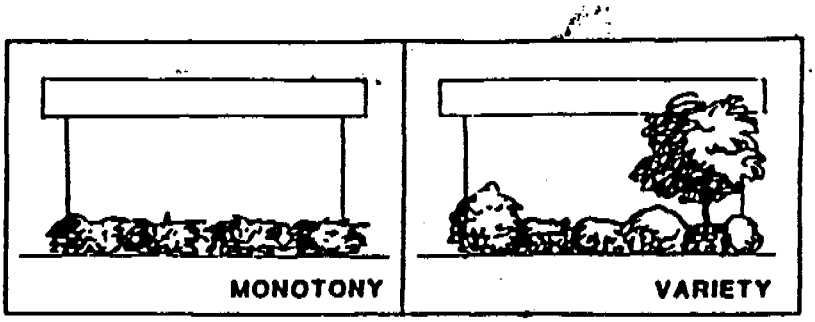
(3) ground cover shall be a minimum 4" pot size with a maximum 24" O.C. spacing.

G. Plant species not found on the TRPA recommended list may be used as accent plantings. Accent planting areas are restricted to borders, entry ways, flower beds and other similar locations.

H. An irrigation system shall be required. Automatic systems are preferred over drip systems due to climatological factors.

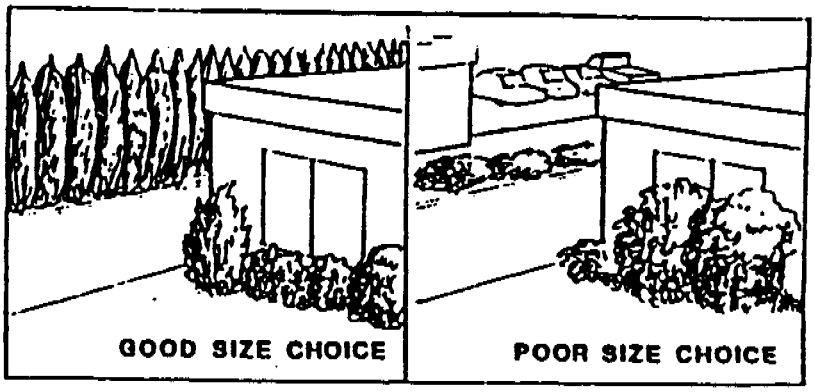
Guidelines

A. Except for accent plantings, plant species on the TRPA Recommended Native and Adapted Plant List shall be used for lawn and landscaped areas.



B. All landscape plans should use the plant materials in a logical manner to solve environmental problems and provide user comfort.

C. Landscape materials should be selected whose ultimate size and shape are appropriate for their location and functions.



D. Plant materials should be compatible in size, shape, and color with native or neighborhood vegetation.

E. Live plant material should be used in all landscaped areas. Gravel, colored rock, and similar materials are generally not acceptable as ground cover.

F. Planting beds shall have a minimum area of twenty-five (25) square feet. These standards may be altered at the discretion of the Design Review Committee TRPA.

G. Each planting bed should usually be enclosed by wood, concrete, or masonry curbing a minimum 6" in width and 6" in height above the paving surface or other materials such as mountable dikes which will adequately facilities snow removal.

H. A landscape maintenance agreement between the owner and the County may be required to ensure that landscaping will not deteriorate soon after installation because of neglect.

I. Species from the following list can be used to reinforce Tahoe's natural character.

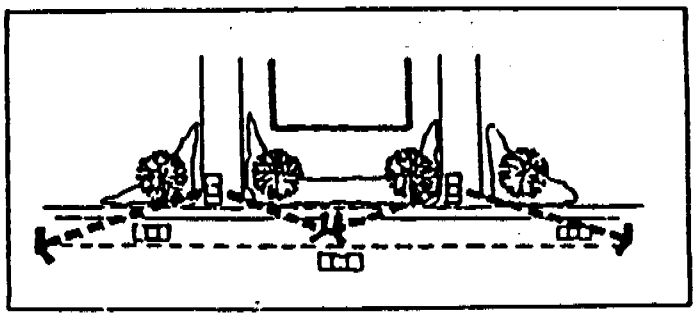
List of Suggested Plant Materials

Trees	
Botanical Name	Common Name
Abies concolor	White Fir
Abies magnifica	Red Fir
Calocedrus decurrens	Incense Cedar
Juniperus occidentalis	Juniper
Pinus albicaulis	Whitebark Pine
Pinus jeffreyi	Jeffrey Pine
Pinus murrayana	Lodgepole Pine
Pinus monticola	Western White Pine
Pinus ponderosa	Ponderosa Pine
Populus tremuloides	Aspen
Populus trichocarpa	Black Cottonwood
Sequoiadendron giganteum	Giant Sequoia

Ground Cover, Shrubs and Wildflowers	
Botanical Name	Common Name
Acer glabrum	Mountain Maple
Alnus tenuifolia	Mountain Alder
Amelanchier alnifolia	Western Serviceberry
Aquilegia formosa	Columbine
Arctostaphylos nevadensis	Pinemat Manzanita
Arctostaphylos patula	Green Leaf Manzanita
Artemisia tridentata	Sagebrush
astanopsis sempervirens	rush Chinquapin
Ceanothus cordulata	Snow Brush
Ceanothus prostratus	Squaw Carpet
Ceanothus velutinus	Tabacco Brush
Chrysothanmus nauseosus	Rabbitbrush
Cornus stolonifera	Red Stem Dogwood

Ground Cover, Shrubs and Wildflowers	
Botanical Name	Common Name
Delphinium glaucum	Larkspur
Eriogonum umbellatum	Sulfur Flower
Lilium parvum	Leopard Lily
Lupinus breweri	Lupine
Penstemon heterodoxus	Sierra Penstemon
Penstemon newberryi	Mountain Pride
Potentilla fruticosa	Cinquefoil
Prunus demissa	Western Chokeberry
Purshia tridentata	Bitterbrush
Quercus vaccinifolia	Huckleberry Oak
Ribes nevadensis	Sierra Current
Ribes roezlii Sierra	Gooseberry
Rosa woodsi	Mountain Rose
Rubus parviflorus	Thimbleberry
Salix lemmonii	Stream Willow
Salix spp.	Willow
Sambucus microbotrys	Elderberry
Spiraea densiflora	Mountain Spiraea
Symphoricarpos albus	Snowberry
Symporicarpos mollis	Spreading Snowberry
Symphoricarpos albus	Snowberry

J. In addition to choosing plant materials that are compatible with the surrounding natural vegetation, the selection of plant materials should be based on their relative hardiness, drought tolerance, year round interest (foliage, color, flowers, fruit, branching pattern, etc.) and function (e.g. screen, accent shade, etc.). For example, deciduous vegetation would be inappropriate in areas where substantial year round screening is necessary. Plant materials that are well adapted to local conditions, i.e. requiring minimal irrigation and fertilizers, are preferable.



CHAPTER 4 LIGHTING

Outside lighting increases the operational efficiency of a site, provides a measure of site security, and can enhance the aesthetics of the site and the architectural qualities of its structure. In determining the lighting for a project, the source, intensity, and type of illumination should be appropriate for the lighting needs.

Standards

A. *Lights shall not blink, flash, or change intensity. Searchlights are prohibited. String lights, neon light, building or roof outline tube lighting, reflective or luminescent wall surfaces shall not be acceptable except on a temporary basis.*

B. *Outdoor lighting shall be used for purposes of illumination only, and shall not be designed for, or used as an advertising display.*

C. *. Outdoor lighting shall be used for purposes of illumination only, and shall not be designed for, or used as, an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures is authorized provided the illuminated area does not exceed 26 feet above grade on a vertical wall, and the light source is shielded from public view.*

D. *Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis pursuant to Chapter 7 of the TRPA Code and consistent with Guideline H.*

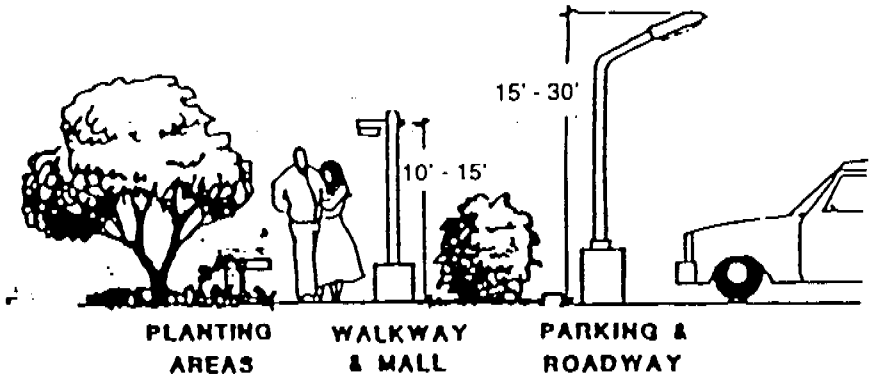
Guidelines

A. Exterior lighting should be designed as part of the architectural and site design of a project. Fixture style and location should be compatible with the building's architecture and landscaping. Projects should display a consistency in lighting-fixture style throughout the project.

B. Parking lot and building lights should be directed downward to prevent spillover onto neighboring properties and streets. Light sources (bulbs) should be concealed. Lighting on adjacent properties shall not trespass on other owner's property.

C. Posts and standards along thoroughfares and in parking lots should be placed so that they do not present hazards to pedestrians, vehicles or snow removal activities.

D. Fixture mounting height should be appropriate to the use, the project, and the setting. Light standards should be as short as possible, and in no case, higher than 30 feet. Where low-level lighting (under 5') is used, fixtures should be placed and directed so as to prevent glare. Where there may be a chance of breakage, shatterproof coverings should be used on low-level lights.



E. Overall lighting levels should be compatible with the neighborhood ambient light level. The lighting system should be energy efficient, based upon the amount of light actually needed by users and viewers. A few well-placed low-intensity lights can provide all the illumination needed for visibility, safety and security.

Standards adopted by the Illuminating Engineering Society of North America (IESNA) should be employed in the appropriate areas.

F. Light standards along roads and pedestrians walkways can act as a unifying element throughout a neighborhood. Where possible, standards should be dark colored, human scale and decorative.

G. Winter seasonal lighting displays may be displayed in commercial or tourist plan areas only and should use miniature light strands which are neatly strung and securely attached to buildings, fences, shrubs, or trees. Any color of lights may be used; however, the lights should not be used to create advertising messages or signs (e.g., spelling out the name of a business is not permitted). Seasonal lighting displays should not blink or flash. Winter seasonal lighting displays should only be displayed between Thanksgiving and March 1 of the following year.

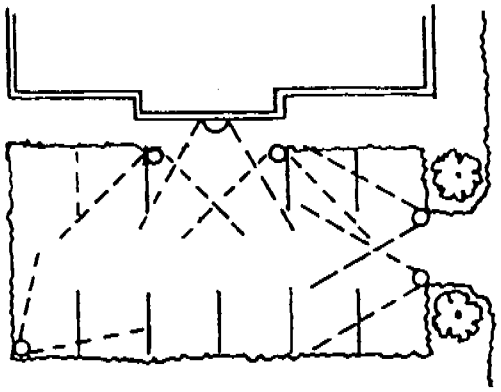
Recommended Seasonal Lighting Locations

H. Avoid inconsistent overall lighting and overly bright lighting. The location of lighting should respond to the anticipated use and should not exceed the amount of light actually required by users. Lighting for pedestrian movement should illuminate entrances, changes in grade, path intersections, and other areas along paths which, if left unlit, would cause the user to feel insecure. As a general rule of thumb, one foot candle per square foot over the

The established national, state, or local codes or standards should prevail for each application of lighting.

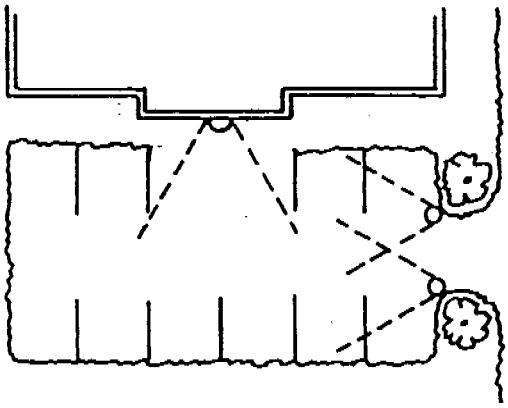
Urban. Generally, urban lighting levels should be the highest of any areas in the Region. Lighting needs are usually greater in urban areas for safety, visibility, convenience and other needs. Walkways and building entrances should be the brightest areas. Overly bright lighting over entire parking areas is inappropriate.

URBAN

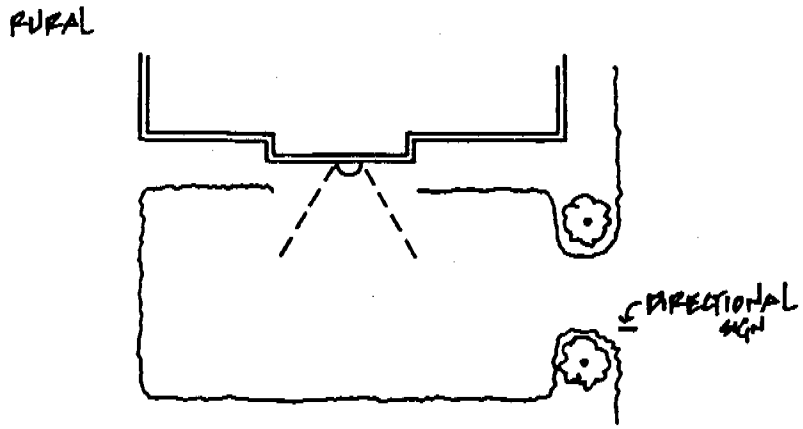


Rural Transition. Moderate levels of lighting are appropriate in rural transition areas. Street intersections, walkways and building entrances should be lit, however, parking areas may not need to be flooded with light.

RURAL TRANSITION

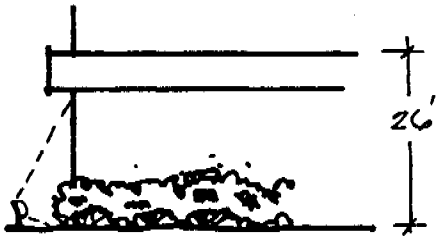


Rural. Rural lighting levels should be the lowest of any areas in the Region. Generally, street and driveway intersections are the only areas requiring lighting. Minimal security lighting for structures in rural areas is accept able.



I. Exterior lighting fixtures should be simple in design and should be well-integrated with other architectural site features.

J. Night lighting of building exteriors should be done in a selective fashion: highlight special recognizable features; keynote repeated features; or use the play of light and shadow to articulate the facade. The purpose of illuminating the building should be to add visual interest and support building identification. Harsh overall lighting of a facade tends to flatten features and diminish visual interest.



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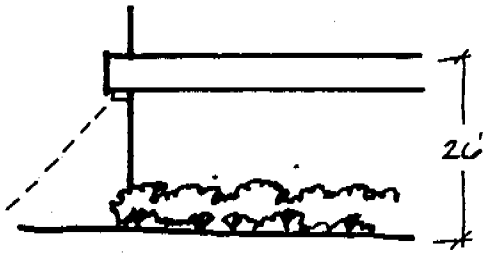

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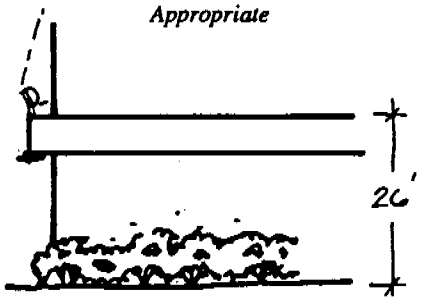

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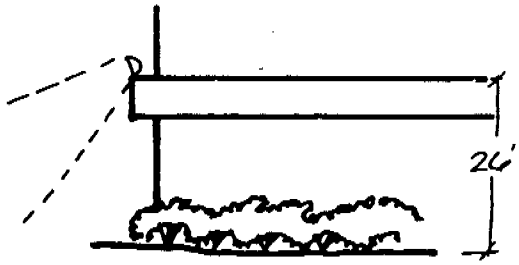
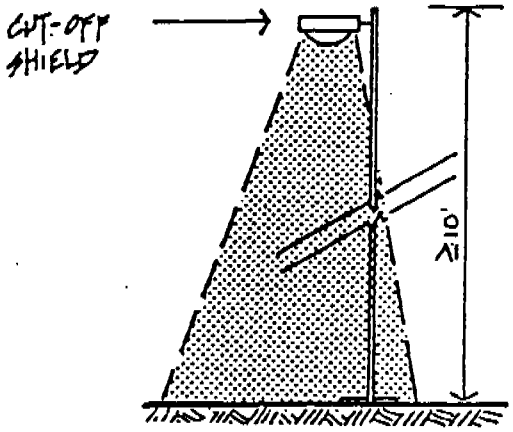


Inappropriate

K. As a rule, the light source should be kept as low to the ground as possible while ensuring safe and functional levels of illumination. Area lighting should be directed downward with no splay of lighting directed offsite. The height of light fixtures or standards must meet the height limitations in Chapter 22 of the TRPA Code. Direct light downward in order to avoid sky lighting. Any light source over 10 feet high should incorporate a cut-off shield to prevent the light source from being directly visible from areas offsite. The height of luminaires should be in scale with the setting and generally should not exceed 12-14 feet.



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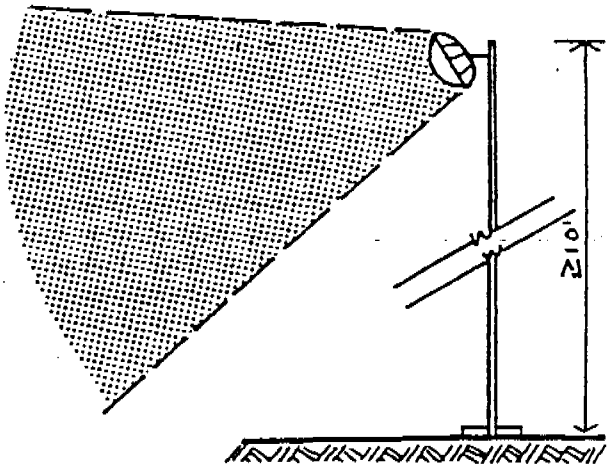


Inappropriate

Use of the industry standard of the 90^0 cut-off type lighting is recommended

CHAPTER 5 ARCHITECTURE

The County encourages the development of architectural design that is high in quality. No particular architectural styles or treatment is favored.

Building Design Guidelines

A. Building design should compliment and harmonize with neighboring buildings. Design compatibility can be achieved through similarity of form, height, roof shapes, scale, materials, color, or pattern of openings.

B. A building or project should be in scale with its immediate surroundings and with the area. A large building can be reduced in bulk by dividing it into component parts that reflect the scale of adjacent buildings.

C. Building color should be compatible with its surroundings. Its color shall not become the "signing" for the project by competing for attention. Subdued colors are preferred for the main color of the building.

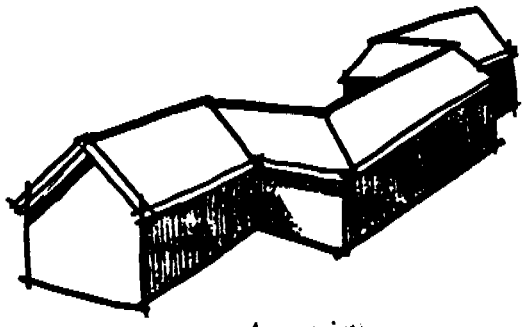
D. Roofs, including mechanical equipment and skylights should be constructed of non-glare finishes that minimize reflectivity.

E. Building and structure height limits are set forth in the TRPA Code of Ordinances, Chapter 22 as amended by the community plans.

F. The architectural design of a project should include elements that screen from public view all external mechanical equipment, including refuse enclosures, electrical transformer pads and vaults, satellite receiving dishes, communication equipment, and utility hardware on roofs, buildings or the ground.

G. Major building forms should express a simplicity and directness responsive to the heritage of mountain architecture. Complexity and contradiction of form and expression should be avoided.

H. Changes in wall material can lend visual interest to a building; too many changes can make the wall visually discordant. The objective should be to create walls that are interesting, but not in competition with their surroundings.



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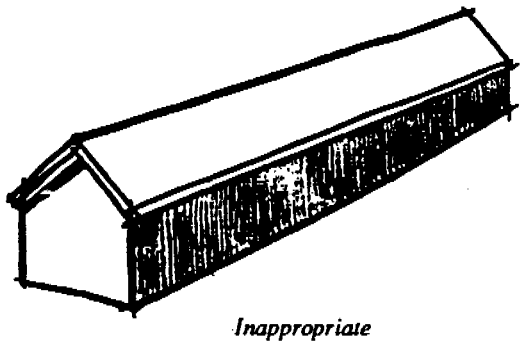


Inappropriate

I. Wall materials should respond to the orientation of the building, with the north closed off (small window openings) and the south open to sun exposure.

J. Building design should be coordinated on all elevations in regards to color, materials, form and detailing in order to achieve design harmony and integrity. Parapet walls should be treated as part of the building design, not as unrelated visual elements. Elevations need not look alike for a sense of overall architectural continuity to be present.

K. Roof shape is important in terms of organizing the massing of buildings, especially at the edges of tree or land masses or in the open. The objective in determining roof shape is to establish a visual order to building clusters.

L. Roof surfacing materials are important as a means of blending the new construction to the existing character of the area, as careful selection of these materials can help to relate the buildings to their surroundings. On the other hand, the wrong color and texture can make the building garish and distracting. From a functional standpoint, the choice of materials depends on the slope and assembly of the roof. The objective is to choose roof surfacing materials that help the building blend with its site and its climatic conditions, and which are also functionally appropriate.

M. Roof appurtenances (dormers, clearstories, skylights) create interesting, pleasant interior spaces. Their location on the roof is critical to avoiding an over-decorated, visually confusing appearance.

N. Chimneys and flues shall be designed in such a manner so as not to cause fumigation of ground level areas or adjacent buildings during downslope wind conditions.

O. Vents and flues shall not be exposed galvanized pipe but, rather, attempts shall be made to group these roof projections and conceal them from public view. This can be done by enclosing them in forms compatible with the structure.

P. Snow diverters and retainers may be necessary installations on roofs. They should be handled as an integral part of the roofscape. Snow sliding off roofs onto parking or pedestrian areas must be avoided.

Q. Pedestrian and vehicular areas shall be protected from roof snow shedding. This can be accomplished through secondary roofs, snow clips and snow fences on roofs. All roof structures shall be designed to conduct rain and snow melt water in such a way as to prevent it from creating a dripping, icing or flooding menace on pedestrian or vehicular areas below.

R. Door openings separate two completely different environmental conditions. Door openings should be protected from the wind and from overhanging or drifting snow. Vegetation, fences, extended walls, roofs, and other features of the building site can help shelter people in the vicinity of building entries.

S. Where possible, doors should open onto exterior areas that receive sunlight.

T. If a sign is intended, the facade should be designed to accommodate signage, so that tenant will have advertising without detracting from the appearance of the structure.

U. Satellite dish antennae and other communication equipment should not be visible from public roads, recreation areas, or the Lake. The following techniques should be used in order to reduce visibility of this equipment to the maximum extent possible.

(1) Satellite dishes should be screened through the use of landscaping and plant materials, walls and fences, existing structures, sub-grade placements, or other means. Screening should be effective year round.

Appropriate *Inappropriate*

(2) All wires or cables related to the communication equipment should be installed underground where it would otherwise be visible from public roads, recreation areas, and the Lake.

(3) The color of satellite dishes should be compatible with the surrounding setting including the natural landscape and the built environment. The appearance of existing antennae and dishes suggests that darker colors, particularly black mesh, blend into the forest cover better than light colors. Antennae and dishes with white, unpainted, or reflective surfaces are strongly discouraged.

(4) The use of mesh satellite dishes is preferable to solid dishes because they more effectively blend into their surroundings.

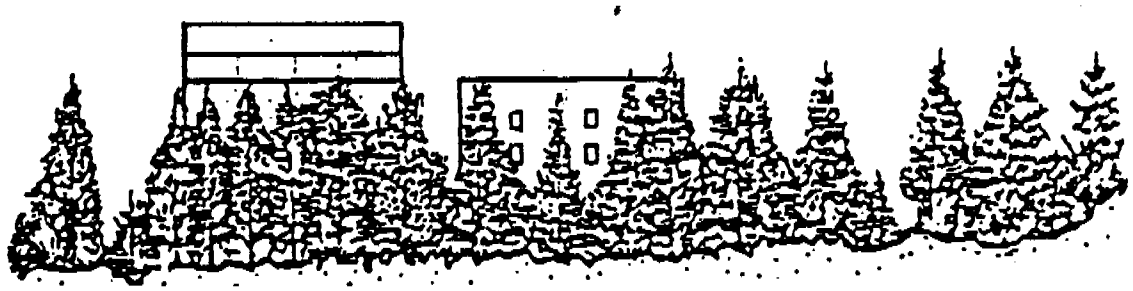
(5) Satellite dishes should only be located on a building when they are architecturally integrated into the structure and they are not visible from roads, the lake, or scenic viewpoints.

V. Screening should be provided for all roof-mounted mechanical and electrical equipment as an integral part of the building's design. Any exposed vents or flashing should be colored to blend in with the roof surface, and should not be left as reflective, metallic surfaces.

W. The height of structures above 26' should not interfere with views of significant scenic features and should not exceed the height of existing forest cover in the vicinity. In most cases this means protecting the public or common view of the scenic features. The visual impact associated with building height can be mitigated and significant scenic backdrops can be protected by varying setbacks, stepping back upper stories, and maintaining view corridors that frame views.

Structures that rise above the forest cover detract from the natural character of the environment because they are visible from view points around the Lake at great distances from the actual building site. Where possible, site the building on that portion of the site with the greatest screening ability in terms of vegetation or landform. Maintaining building heights at 2/3's to 3/4's the height for existing forest cover is encouraged.

Appropriate



Inappropriate

X. The height of new development should respect existing development patterns and avoid creating sharp contrasts with neighboring structures. If new structures are taller than adjacent development, carefully coordinated step-backs and variations in building height should be utilized to reduce sharp contrasts and provide visual interest.

CHAPTER 6 DESIGN FOR SNOW

Snow presents special design problems which traditional building and site design solutions do not address. Roofs must be designed to cope with erratic loading resulting from varying snow accumulations. The common roof solutions are either a flat roof from which snow is tripped by the wind, or a steeply pitched roof which sheds snow. Flat roofs must be able to drain the melting snow with drains that will not become blocked with ice. Steeply pitched roofs must be of a pitch and material that will shed snow. Snow sliding off a roof can damage whatever lies in its way-chimneys, gutters, decks, utility lines, landscaping. Ice dams can form at the eve edge when water from melting snow runs down the roof and refreezes on the cooler eve surface. Ice dams can keep snow from sliding off the roof and retain water that can seep through the roof skin and damage the building. Site design must address problems of ice hazard and snow removal. The guidelines are to provide for the public's safety and convenience and to reduce maintenance costs.

Standards

A. *Parking areas shall be sloped at least two percent to prevent ponding and icing.*

B. *Commercial, tourist accommodation, public service, recreation and multi - residential projects shall provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian access areas or have arrangements by means of recorded easements or equivalent arrangements to remove and store accumulated snow offsite.*

C. *See Chapter 81 of the TRPA Code of Ordinances for snow disposal requirements and road paving requirements.*

Guidelines for Site Design

A. Driveway grades should be less than 5% to allow easy use during icy or snowy conditions.

B. Parking areas and driveways should be located to catch afternoon sun in order to speed snow melting and prevent ice build-up.

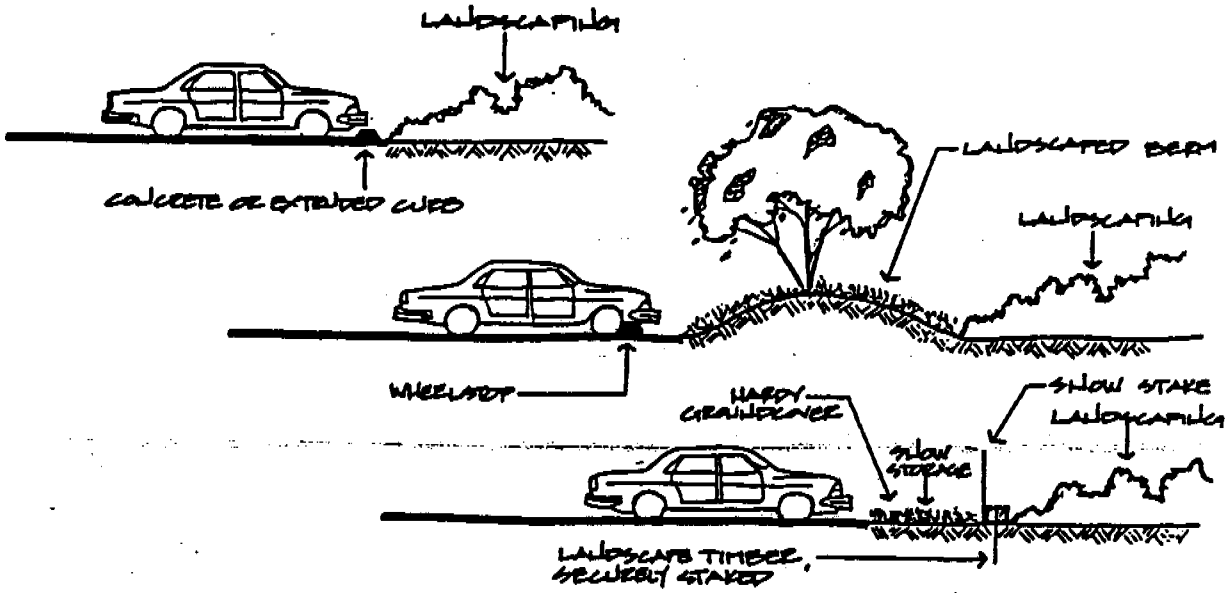
C. Snow storage areas should be provided which are functional in placement and adequate in size.

D. Parking areas should be designed for snow removal operation, with unobstructed movement for snow plows and with appropriate edging materials that will sustain impact from the plows.

E. Landscape and planting beds around parking areas may be used for snow storage, especially when no chemical deicing compounds (not including sand) are used on the parking surface. Infiltration systems consistent with the Handbook of Best Management Practices may be necessary. Storage areas may also be constructed in landscape areas using a 12" layer of crushed rock or gravel for infiltration. A shallow layer of wood mulch may be used on top of the crushed rock in order to screen it. Avoid directing runoff from the storage area

toward any drainage channel or swale. Periodic maintenance of the snow storage area will be necessary to remove accumulated debris and road sand.

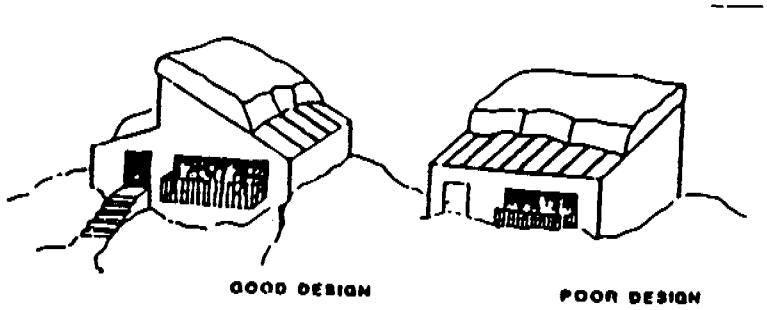
F. Edges of landscaped areas adjacent to roadways and parking areas should be delineated with reinforced curbing, large rocks or boulders, timbers, berming, or other grade changes. The edge materials used should be compatible with snow removal techniques in order to protect plant materials from snow plows and other vehicles. The perimeter of all plowed areas should be marked during the winter with snow stakes in order to protect existing vegetation. Edges of landscaped areas which are delineated with materials like those mentioned above can also function as permanent vehicle barriers.



G. Paving roads, walkways, and parking surfaces will prevent the unintentional plowing and moving of dirt when snow plowing.

Guidelines For Building Design

A. Roof slopes should be located to avoid the shedding of snow onto empty steps, entrances, and decks, and paving areas.

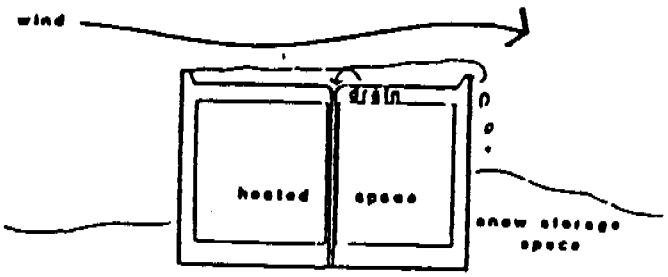


B. Building entrances should be covered with a roof and raised to allow for snow build-up.

C. Chimneys, heating vents, and utility lines should be located out of the path of sliding snow.

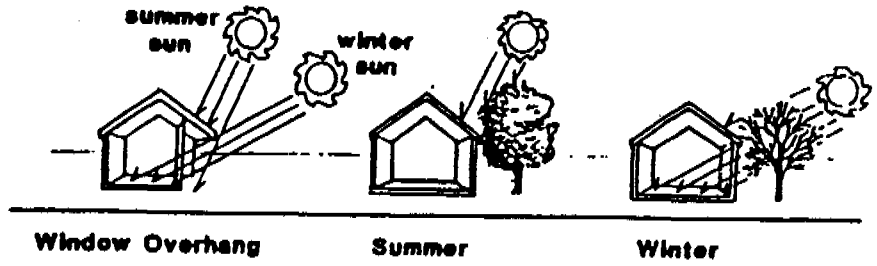
D. Eave lines should be high enough to avoid accumulation of snow to the eave edge, where it will prevent snow from sliding off the roof.

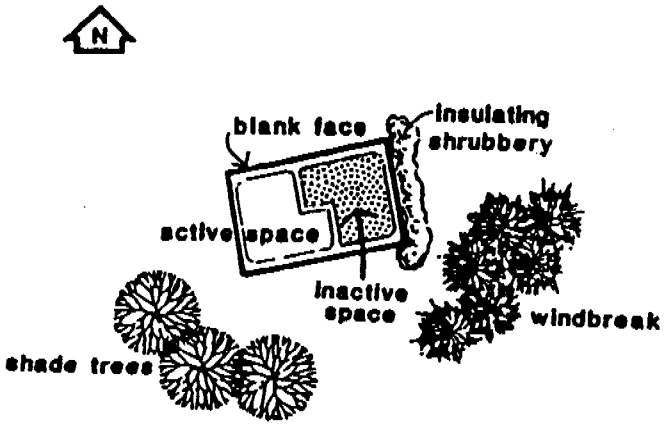
E. Flat roofs should slope to a centrally located drain that runs down through heated space.



CHAPTER 7 ENERGY CONSERVATION

As energy resources become scarce and energy costs rise, project developers should explore and utilize methods of energy conservation in site and architectural design. Some simple alterations in building design and siting can enable the use of sun, wind, landform and vegetation to provide the heating, cooling and insulation needed for a structure. Such methods can result in a 40-90% reduction in energy use.





Guidelines

A. If possible, all buildings should be located and oriented to benefit from passive solar heating. The desirable exposure is towards the south, south- east, or southwest. The simple east-west orientation of a rectangular building in Northern California has been found to reduce energy consumption by 40%.

B. Site development should use plant materials and landforms to enhance energy conservation. Coniferous trees planted along the windward side of the property can act as a windbreak to deflect winter winds. Shrubs and trees planted against the structure can help to insulate the building. Deciduous trees planted on the south side of the structure will shade the building during the summer and enable sun to penetrate during the winter. Landscaping around the structure can be designed to direct the wind for cooling the interior during the summer heat. The creation of earth berms on the windward side or digging the structure into the side of a hill can reduce heat loss due to wind and help to insulate the structure.

C. Buildings should be located on a site so as to avoid shading adjacent structures. Shading a building can result in additional space heating needs for that structure.

D. The structure should be designed to keep energy needs for heating and cooling to a minimum. Passive energy conservation measures include the following:

- Tight building construction
- Good insulation
- Location of active living spaces on south side
- Location of closets, mud-room, garages, or storage space on north and east sides
- Air-lock entries
- Concentration of windows on south side
- Reduction in number and size of openings on north side
- Maximum use of double glazing
- Building overhangs to shield windows from summer sum and to let in winter sun
- Steeply pitched roofs to deflect winter winds and to reduce roof area affected by winds
- Use of paved surfaces, rock or masonry on south side to absorb radiation
- Earth berming against exterior walls

CHAPTER 8 UTILITY AND SERVICE AREAS

Auxiliary structures such as utility connections, dumpsters, storage pens, etc., should be visually compatible with the rest of the site development. Careless placement and design of utilitarian details can significantly detract from an otherwise satisfactory design.

Standards

A. *Utility connections, meter boxes, mechanical equipment, satellite receiving dishes, refuse and all other utility hardware shall be screened from view. These features should be located at the rear or side of the building, or integrated into the architectural design by using similar materials and colors wherever possible. The location of these elements, including pad-mounted transformers should not be highly visible from scenic corridors or recreation areas, and should be coordinated with the utility company early in the site design process.*

B. *All utilities extending from street to building should be placed under ground. Overhead utilities should be avoided whenever possible.*

C. *Outdoor storage and work areas should be adequately screened by a solid fence, wall, or hedge, 6' in height. The area being screened should not be visible through the screen. Chainlink fencing is not recommended unless combined with landscaping and wood slats. Equipment and materials should not be stacked higher than the top of the fence. Landscaped areas should be provided in front of the screen if it is within 20' of the street.*

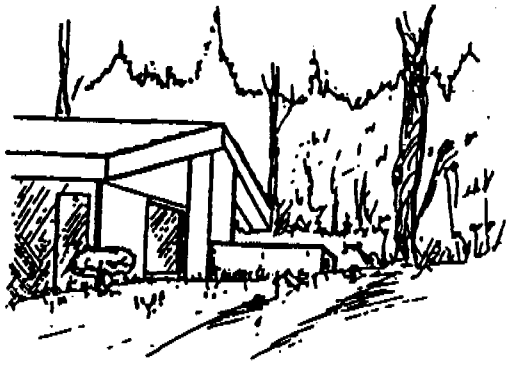
Guidelines

A. Exterior equipment and service areas should have a good functional placement, and should avoid conflict with other uses on the site or on adjoining sites.

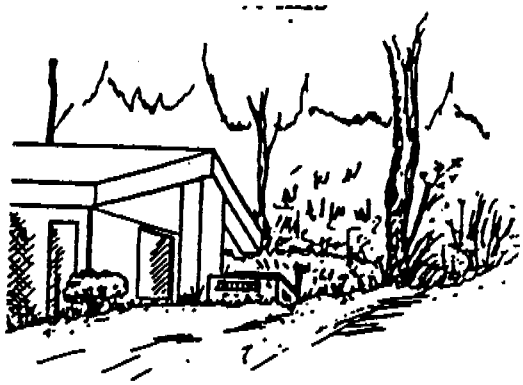
B. Service areas near the building should be screened with a wall of the same construction and materials as the building wall.

C. Trash disposal areas should be adequately enclosed by a fence or wall. The area should be landscaped and equipped with doors and hardware of durable materials. The pad in front of the trash enclosure should be reinforced to carry the weight of garbage trucks as they lift the full containers.

D. Site design should consider the placement and screening of service areas and auxiliary structures. This includes service yards, maintenance areas, outdoor storage, fuel tanks, trash and refuse collection or disposal, and other utility meters and hardware. Utility meters and service functions should not be visible on the primary facades of buildings or in front yard areas.



Appropriate



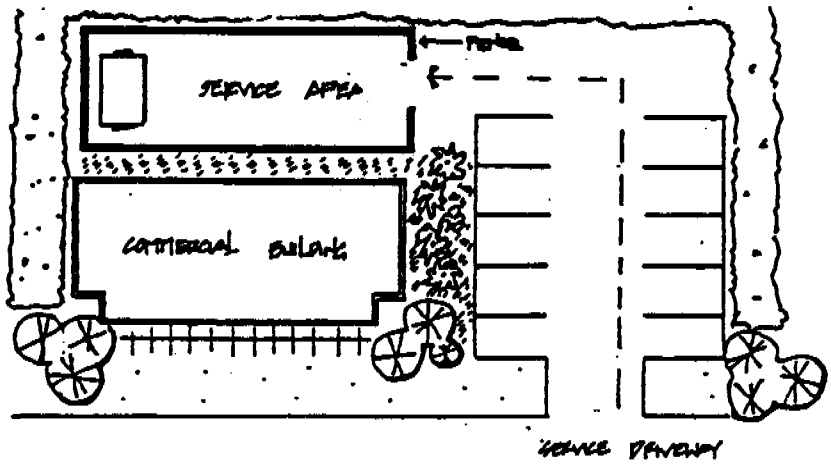
Inappropriate

E. Auxiliary structures should be architecturally compatible with the rest of the site development. A good building may be ruined by poorly located mechanical equipment or storage areas.

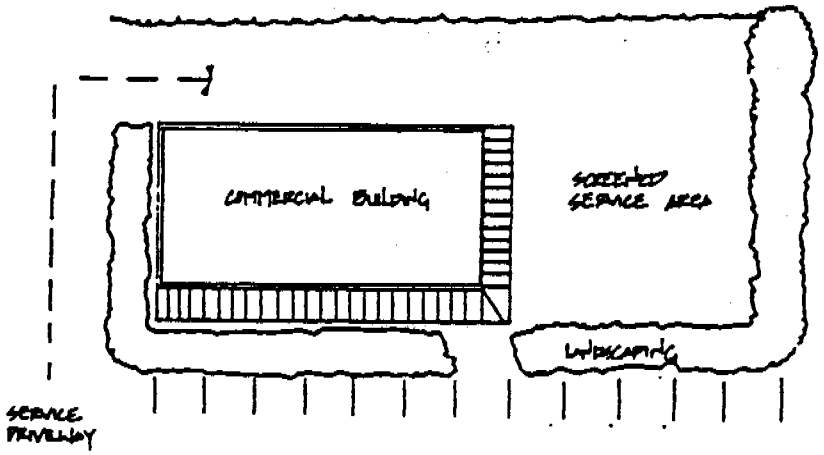
F. Commercial uses involved in the storage, maintenance or repair of boats should provide adequate onsite parking for boats and trailers. Parking boats and trailers in front yard setbacks adjacent to the edge of the roadway without adequate screening are strongly discouraged, and is prohibited in commercial uses.

G. Service areas should be located at the rear of the site wherever possible, and shall be screened by the main structures. Service areas near the building shall be screened with a wall of the same construction and materials as the building wall. Consider snow accumulation in planning access to service areas and trash receptacles.

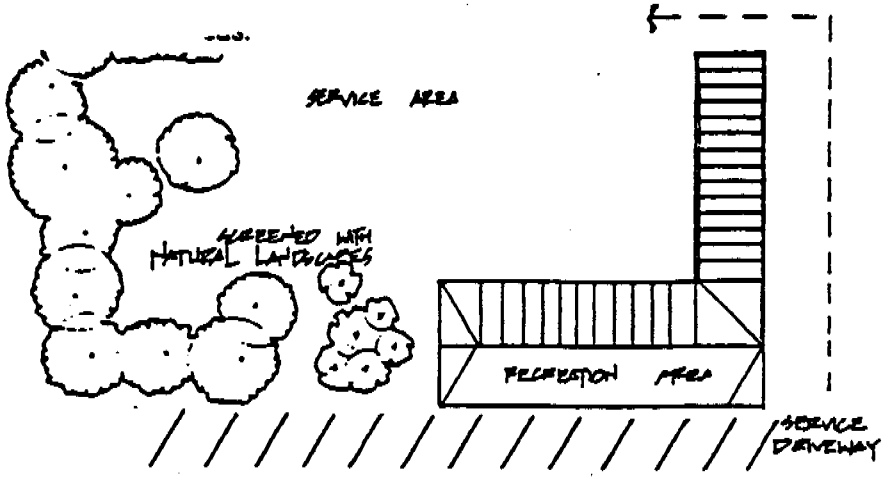
Urban. Urban areas have the widest range of appropriate solutions. Use walls or fences of similar colors and material as the main building or structure. Avoid long straight runs of walls or fences with no articulation. Buffer walls and fences with landscape plantings. If chain link fence must be used, use only that which is coated in a dark color.



Rural Transition. Screening service areas in rural transition areas may be accomplished by using structural or vegetative screens, or a combination of both. The range of appropriate materials is more narrow than in urban areas.



Rural. Use landform and vegetation to screen service areas whenever possible. Use structural solutions only when no other solutions exist. Structural solutions are appropriate when buffering the service area from neighboring residents or recreational uses. Walls and fences of natural materials are appropriate in rural areas.



CHAPTER 9 HISTORIC BUILDINGS (TRPA Only)

Historic structures at Lake Tahoe are an important link with the past. Today buildings are being reproduced in attempts to return to a distinguished design theme. Steeply pitched roofs, deep covered porches, dormers, board and batten siding, window mullions, and rock wainscoting are among design elements which help create the "Old Tahoe" building style. Many of these design elements are being revisited as the Region as a whole attempts to create a memorable impression as one of America's finest destination resort areas.

Standard

A. *The construction, reconstruction, repair, maintenance and demolition of designated historic structures shall conform to the TRPA Code of Ordinances.*

Guidelines

A. Refer to the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Copies of this document are available at the TRPA offices.