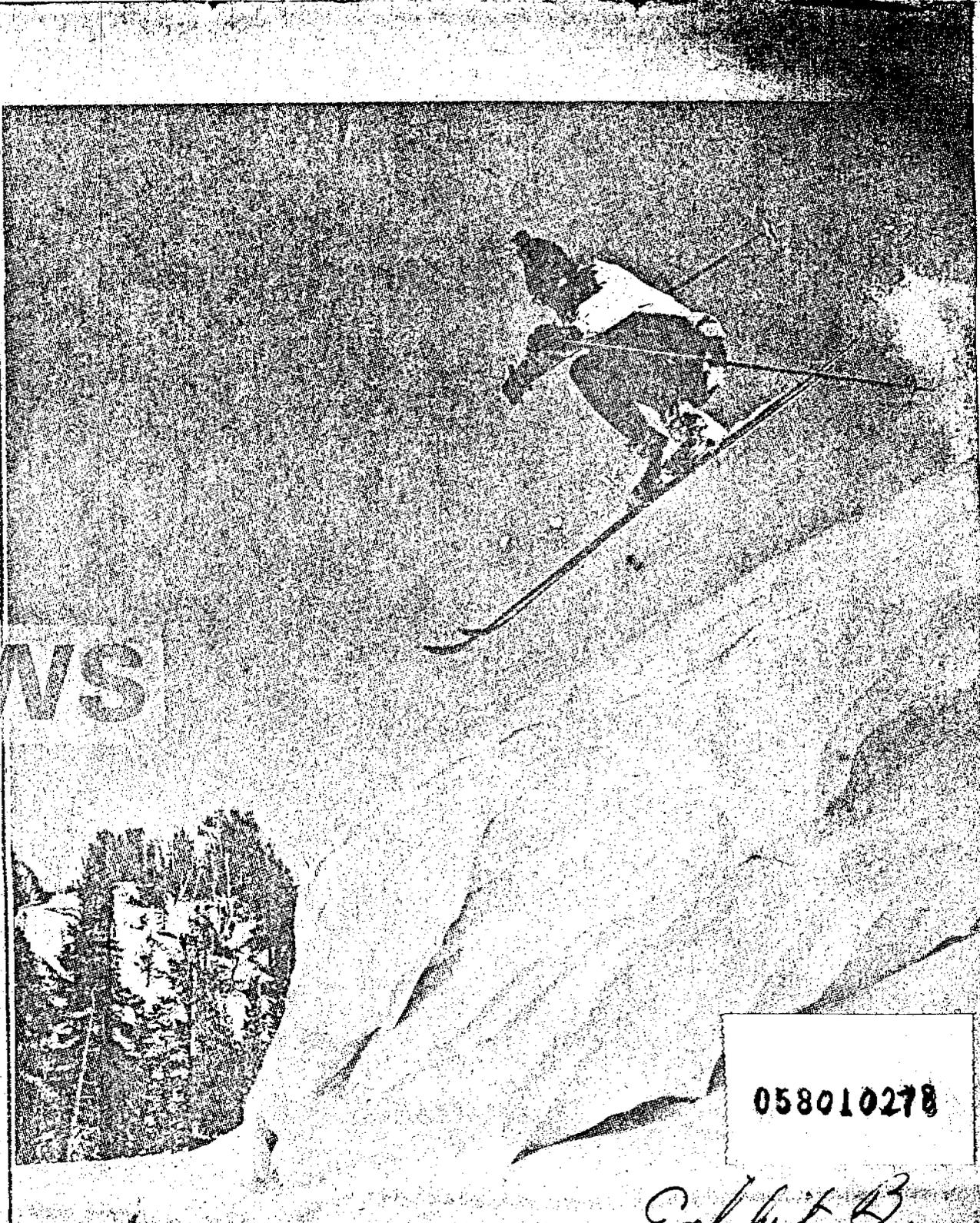


GENERAL PLAN

ALPINE
MEADOWS

placer county
california



058010278

Exhibit B

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contents

This plan and report was accomplished through the exceptional cooperation and interest of the Bear Valley Home Owner's Association, Alpine Meadows of Tahoe, Inc., the Placer County Planning Department, and many others.

058010270

RMS
A.I.P.

RAYMOND M. SMITH A. I. P.

AND ASSOCIATES
1 May 1968

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MASTER PLANS
RECREATION PROGRAMS
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DEVELOPMENT PLANS
FEASIBILITY STUDIES
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HOUSING STUDIES
LAND UTILIZATION
ZONING ASSISTANCE
DISPLAYS, MAPS
DESIGN SERVICES
SHOPPING CENTERS
SUBDIVISION DESIGN
RESTRICTIONS/CONTROLS
OPINION SURVEYS
FINANCING AID

TO: Alpine Meadows, Bear Creek Valley, California
FROM: Raymond M. Smith, A.I.P., Planning Consultant
SUBJECT: Alpine Meadows General Plan

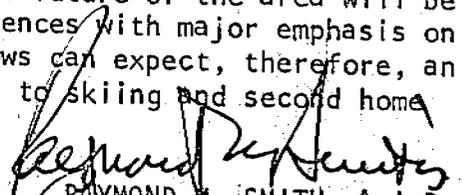
As agreed, herein you will find certain proposals and recommendations to guide the physical development of the "Alpine Meadows" area for the next few years. These proposals are based on a sound knowledge of the existing character of the area and estimates of its future needs, as reflective of certain assumed goals and standards.

It must be recognized that in recent years, Lake Tahoe and its adjacent mountain area has become one of California's most popular regions. Although recognized for many years as a vacation and weekend resort center, Lake Tahoe has recently also become an outdoor and indoor year-round playground. Not only does the area offer unparalleled recreational opportunities, but sophisticated night life and easy accessibility. This is appealing ... to increasing numbers.

The entire Tahoe Sierra area is now in a state of flux. Until 1955 a "summer home" area for wealthy Californians, Tahoe is now evidencing drastic changes:

- a. Large scale gaming, which has not as yet (and probably won't) become too active on the north shore.
- b. Extensive and varied ski activity, especially centered on the north shore and in the Alpine-Squaw Valley area.
- c. The ever increasing demand for second or retirement homes in this still primitive wilderness.

The major effect of these impacts has been a change from a three months summer seasonal economy to a year-round basis. There is little doubt that the future of the area will be closely geared to these influences with major emphasis on the latter two. Alpine Meadows can expect, therefore, an ever growing activity related to skiing and second home considerations.


RAYMOND M. SMITH, A.I.P.,
Planning Consultant

Interested persons are urged to attend public hearings and to comment regarding the proposals contained herein. A General Plan can only establish goals and standards by which a community may measure its progress to development in a logical and intelligent manner. The support and success of these goals and principles can only be a reflection of the interest and concern of the citizens involved.

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A. WHAT IS A GENERAL PLAN?

The California State Law (Title 7) provides that a Planning Commission shall prepare and adopt a comprehensive long-term general plan for the physical development of the city, county or region which, in the Commission's judgement, is necessary. This master plan includes all or part of a conservation plan, an economic plan, a housing plan, a land use plan, a public buildings plan, a public services and facilities plan, a recreation plan, and other plan subjects which may relate to the physical development of the city, county or region. To be complete, a master plan should also consist of mapping and supporting statements concerning objectives and standards to be used in its accomplishment.

If this plan is to be a useful and meaningful guide for the future, however, it must be used in all actions concerning the area's future development. As a broad, long-range guide to community development, the General Plan serves the following important purposes:

1. It provides a guide to the various governing bodies in their evaluation and decisions concerning the various proposals for physical changes, zoning, and scheduling of public improvements.
2. It establishes a guide to the planning commission and other agencies and departments in making recommendations and conducting more specific studies covering land use, subdivision design, etc.
3. It creates a framework within which to develop a definite set of policies for zoning, subdivision control, and development standards.
4. It provides a source of information and an adopted statement of policy for individual property owners and citizens as a means of reaching decisions regarding their own situations.

This report and attached development plan constitutes the proposed General Plan for ALPINE MEADOWS area situated wholly within Placer County, California. The plan introduces various ideas and proposals for the future development of the specific area into a comprehensive and integrated whole.

This report also includes a statement of the principles, aims, objectives and standards upon which this plan is based. Many of these are well known and well accepted; some, however, are new. Also set forth are the underlying assumptions, procedures and conclusions underlying the technical aspects and the design features found on the related maps.

This plan has been drawn closely to the accepted principles of planning. These, however, have been modified to some extent by conditions and criteria uniquely reflective of high mountain conditions.

Assumptions:

Goals are dependent on underlying forces; some of these are:

1. There will be no major wars, depressions, or unnatural events in the near future to preclude normal development.
2. Sufficient controls and restraint will be exercised by the area inhabitants and Placer County to insure the reasonable perpetuation of desired goals.
3. Water, utilities and other services will be available in sufficient quantity and at the proper times and locations to meet demands.
4. Skiing as a major sport will continue to increase in popularity and the demand for second homes will continue.
5. There will be no especially severe winters and accessibility will continue the year around.
6. And more people will continue to come to the area!

B. BASIC GOALS, OBJECTIVES AND PROCEDURES.

Foresighted and intelligent planning offers the best method of maximizing the opportunities and minimizing the difficulties affecting our civilization. Such planning must be based on an intimate knowledge of the area, its people, its economies, its government, its physical features, and all the many other aspects of its existence and organization. The planning goals for the ALPINE MEADOWS area have been developed within the sphere of long association with, and knowledge of, the area's problems and potentialities, and are based upon the recognition that the general, long-term objectives of this area must be the greatest attainable convenience, prosperity, beauty, health, safety and decency for the present and future inhabitants of this area, and the areas directly related to it. In working toward these aims, the planning process should:

1. maintain the open, natural, mountain-recreation character. All aspects of the vast, unique and outstanding physical beauty of the area must be consciously and continuously preserved.
2. establish a comprehensive development program for the entire valley in order to insure a balanced and integrated plan for orderly growth.
3. establish and protect various land uses in relation to the estimated need of future populations and economies.
4. plan and develop the area to both permanent and visitor requirements, providing ample opportunity for interests and outlets during all seasons.
5. create a balanced selection of living environments and recreational outlets, sensitive to the terrain and undisturbed by trafficways, pollution, excessive slopes, scarring and other deleterious effects.
6. provide a functional street pattern of efficient location and improvement with minimum disturbance and cost commensurate with present and future needs with emphasis on pedestrian movement.
7. make an energetic and extreme effort to create and maintain a distinct and individual identity for ALPINE MEADOWS. To this end, the esthetic appeal of the area must be accentuated, a certain cultural and social atmosphere encouraged and a strict design principle and control exercised.

In order to fulfill these functions, the development plan must be long range, comprehensive and general. "Long range" means that the plan looks twenty years into the future. This is about as far ahead as reasonably accurate forecasts can be made, although some elements of the plan may be geared for a longer time schedule. "Comprehensive" means that all major physical elements -- both public and private -- are included. Because the plan is comprehensive and long range, it must also be "general." Only approximate sizes and locations of the various elements are shown.

The Plan must also be kept up to date. As policies and conditions change, the Plan must be changed because it is of little value if it does not reflect the latest and best thinking of all concerned. Changes should be made, however, only upon careful consideration.

The General Plan should not be confused with the zoning ordinance which is a means to govern the use of land and the locations and sizes of buildings. The zoning map may be based on the General Plan but must reflect present conditions more closely. The General Plan takes a long range look into the future, whereas the zoning ordinance takes a shorter range look.

As the General Plan is reviewed and translated into action, it will be supplemented by more detailed plans fitted into the broad framework it provides; more precise plans for particular areas; development plans that precede preparation for architectural drawings for individual projects; more intensive studies of public facilities and services.

Master planning, then, has long range objectives: first, to determine a broad outline of the existing basic features, the resources of the area; secondly, an analysis of the various possible trends in resource utilization and development; thirdly (and perhaps most important), the definition of goals; and lastly, a finite plan and program with specific means to accomplish it.

The General Plan must be understandable and available to the public because the plan can be carried out only if it has public support.

The General Plan usually has several major elements concerning:

- A. Land Use showing the future location and general size of residential, commercial and other uses.
- B. Circulation, showing the general location of streets and parkways.
- C. Public Facilities, showing the location of schools, recreation areas, and public buildings.
- D. Population, indicating future location and distribution of resident populations.
- E. Economy and Employment, reviewing the economic base of the area.

Each of these will be discussed in detail in subsequent sections.

The development plan translates these goals, objectives, policies and principles into physical plans and standards to be utilized by individuals, private builders, the county and other public bodies in the constant and endless process of building and developing a desirable community.

C. GENERAL PLANNING POLICIES.

1. Planning Areas: The development of the community should be considered in terms of the total area and not solely in terms of sections, blocks, lots or local groupings.
2. Residential Development: The character and value reflective of desirable residential areas should be created through careful analysis of all component parts and site aspects with considered relationship to street patterns and various types of land uses. A mixture of different types of living units would be desirable within fixed density limits. Incompatible use of land and disruptive non-residential traffic should be prevented from intruding upon residential areas.
3. Commercial Development: The size and location of the commercial section should be carefully related to the area to be served and its basic intended function. The center must have adequate, properly designed access from all sections, ample offstreet parking and convenient relationship between various pedestrian directed areas.
4. Open Area: Areas of particular natural beauty and/or extreme ruggedness should be designated in the Plan as open space fully protected by design and legal means. As much space as possible should be left in a natural state to maintain the native integrity and character of the area, preserve the residential potential and enhance living and recreation values.
5. Circulation: The routes and capacities of all means of transportation should be determined by the programmed uses of land and population to be served. All streets should be planned, designed and built for the specific types of traffic they will be required to carry and all streets should be designed to discourage through traffic. Pedestrian movement should be encouraged -- even at the expense of vehicular action.
6. Public Facilities: The type and location of public facilities and utilities should be based upon population distribution density and the uses of land. Public facilities should be convenient and harmonious with surrounding uses.
7. Appearance: The overall physical appearance, as well as function of the area, must be carefully determined and protected in relation to all development considerations.

For many years the Lake Tahoe mountain area has been one of the West's most popular sections. Although long recognized as a major vacation and weekend resort, Tahoe has also more recently become California's greatest outdoor (and indoor) playground. Not only does the area offer unparalleled outdoor recreational opportunities, but sophisticated night life; increased accommodations and easy accessibility are now creating a volume of over a million visitor days/year.

But the Tahoe Basin and adjoining regions are rapidly undergoing a change. Until about 1955, the area was an established "summer home" section for wealthy San Francisco and Sacramento people, displaying a typical summer oriented (only) visitor economy. "Tahoe" is now evidencing three new and drastic influences; these are:

1. The emergence of large scale gaming, especially centered around the South Shore. Gaming receipts in Douglas County in 1955 were \$3,482,180; in 1966 this area reported \$55,635,000. (1/) North Shore gaming extent and location is still minor, at least compared to this.
2. The recent development, especially centered about the North Shore, of extensive and varied ski resort areas. From about 35,000 skier days in 1955, the Region in the 1967-68 season supported approximately 1,500,000 skier days per year. (2/)
3. The ever increasing demand for second and/or retirement homes in this still primitive wilderness area.

The major effect of these three impacts has been a change from a short three months summer seasonal tourist economy to a year-round basis. Gaming attracts visitors during all periods; there are frequently as many people in the clubs during a fall or spring weekend as there are in the summer. This has made it possible to build and operate large hotels, extensive motels, and allied services such as restaurants, bars, taxis, etc. The growth of skiing and its current trends indicate a future strengthening of the winter "off season" and the ever increasing interest and demand for second home retreats and weekend cabins presages another strong force.

There is little doubt that the future of the north Lake Tahoe region will be closely geared to the now apparent and growing popularity of skiing and second homes. This "off season" activity will balance the previously limited summer season, offering a year-round attraction to the area, and enabling an extended beneficial use of second homes, weekend cottages, and rustic cabins located throughout this area.

(1/) Nevada State Gaming Commission records.

(2/) United States Forest Service estimates.

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The intrinsic location, character, history and recent development connote a high level, high value area as the most desirable future program.



View of Bear Creek

1. The BEAR CREEK VALLEY area offers an excellent opportunity to preserve and develop an outstanding residential-recreational community oriented to a high mountain, year-round environment.
2. The basic resource, location and attitude of the area indicates a seasonal sports and weekend vacation area, rather than a year-round permanent residence site.
3. A continued growth and expansion of the Alpine Meadows and Powder Bowl ski areas can be expected as skiing becomes an ever more popular winter sports activity.
4. The preservation of a maximum amount of open space commensurate with desired development and derived densities, intrinsic land capabilities and vested property rights is basic to the future of the area.
5. All development should be required to connect to domestic water and sewage facilities.
6. Commercial lands should be strictly limited in size and location as small service centers; no industrial lands are necessary.
7. Residential lands use should be related to an overall program of density controls predicated on Planned Unit Developments, clustering and other design innovations.
8. Community recreation areas and open spaces should be preserved through design and legal techniques. This should include the River Parkway, hiking and riding trails, and developed recreation spaces (swimming pool, tennis courts, etc.).
9. A long range plan of major road alignments and local access roads -- all as flexible as possible to grade and function -- should be fixed.
10. The "loop" road concept, embodying at least an arterial standard, along the southerly slope of the valley is desirable to long range traffic and access requirements.
11. A continuing high degree of architectural and site control is essential in order to preserve a certain basic "charm" and identity.
12. Legal aspects of a strong home owner's association or a corporate structure capable of administering open lands maintenance and recreation uses should be established.
13. The valley is not now subject to major development, visitor or commercial pressures and can be preserved if a program is determined and established now.

Let it be widely known that all of ALPINE MEADOWS including the ski areas is embarking on a rigid program of control, that present values will be respected and preserved and that the area knows what it wants, what it is doing, and why it is being done!

A. History

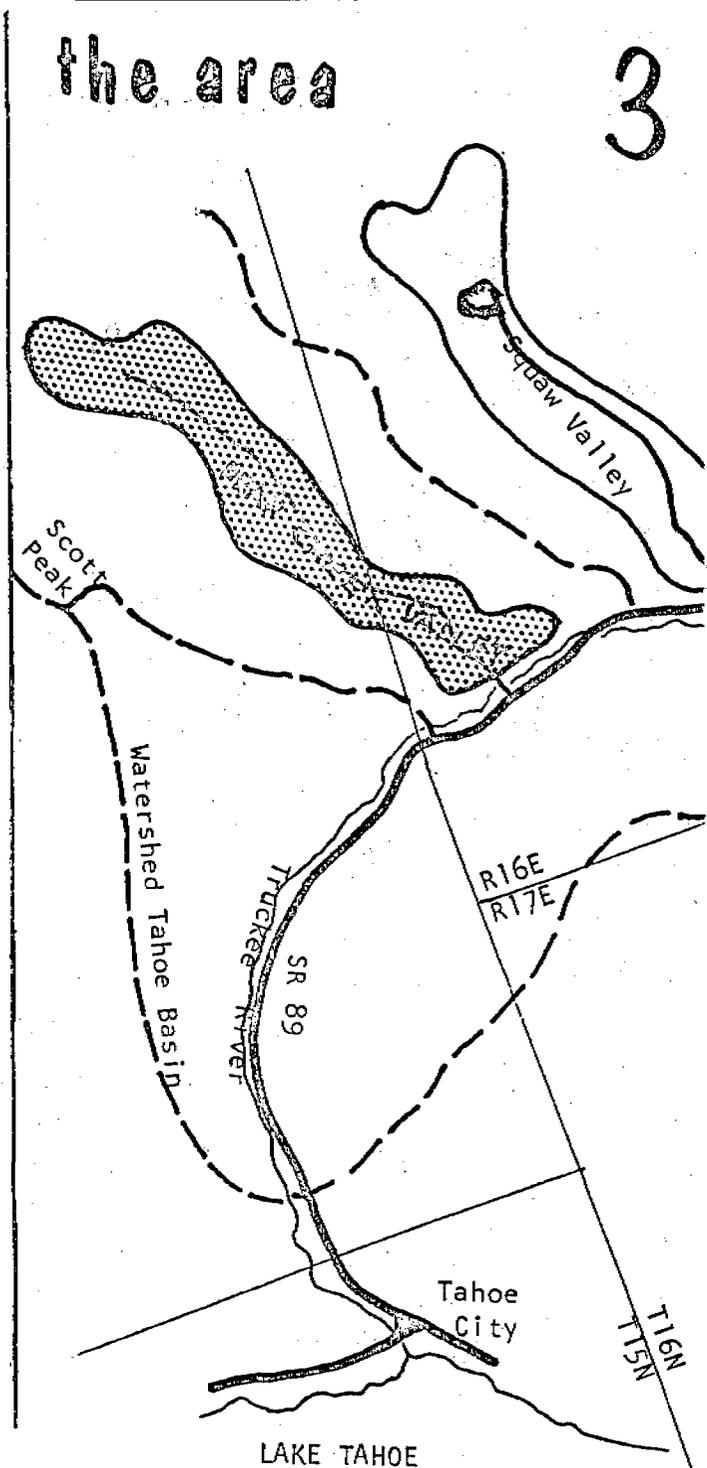
Deer Park Springs

In the summer of 1880, John P. Scott, owner of a large cattle ranch in Sacramento County, with his wife rode horseback along the western Sierra Nevada rim above Tahoe, looking for new high country meadowland to which he could drive his stock. After picking their way down the old Placer County Emigrant Road into Squaw Valley they discovered bottomland and waist high wild grass. The Scotts acquired several quarter sections of the grazing land from landholders in the valley. The new location proved ideal for a dairy ranch and the business prospered. In 1882 John P. Scott died and Mrs. Scott later married John Brown Scott, who realized the potential of the Bear Valley area for a summer resort. They acquired this land directly south of Squaw Valley -- an area containing a snow-fed stream, granite peaks and a natural amphitheater. In the summer of 1888 they completed a large three story, twenty-room hotel. Later adding cabins, barns, corrals, and stables, the resort became a mountain retreat for more than half a century. Deer Park served as a gateway to Five Lakes, Upper and Lower Hell Hole, and the Rubicon wilderness country. Only two miles from the Truckee River, the resort was situated in a grove of yellow pine and tamarack bordering Bear Creek. Edwin Markham in his "California the Wonderful" described it as a "canyon'd and cascaded slope where the joy hunters gather."

Iron, sulphur and soda mineral springs nearby added to the popularity of the establishment. Fresh milk, prime steaks, homelike, family style accommodations made the resort the most popular in the area. A large sign hung above the entrance to the hotel. It read "Accommodations for man or beast."

A dam was thrown across Bear Creek by the Scotts and small boats were placed on the artificial lake soon formed. Later owners added tennis courts, croquet grounds, and a log pergola enclosing the mineral springs.

Deer Springs Park passed through several owners and in the late 1920's the San Francisco Board of Trade foreclosed on the land and improvements. During the next twenty years the facilities of Deer Park were gradually erased until nothing remained but a few rotted timbers.



Saga of Lake Tahoe (Scott)

PLATE # 1
LOCATION MAP

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Description:

Topography:

Ownership:

Climate:

Access:

Air transportation is less favorable. The high elevations of surrounding mountains make air travel into the basin fairly hazardous. Commercial flights serve the Lake Tahoe Airport at the south end of the Lake and private planes may land at the nearby Tahoe-Truckee Airport.

B. Physical Background

The Bear Creek Valley is located on the westerly side of the Truckee River about 5 miles from Tahoe City and 12 miles from Truckee, immediately south of Squaw Valley in Placer County, California. (See Plate # 1. This 3600 acre watershed constitutes a natural region draining into Bear Creek, while ultimately feeding into the Truckee River. The valley is surrounded on three sides by peaks ranging from 8600', the site the Alpine Meadows Ski Complex and the Powder Bowl Ski Area.

Much of the valley is somewhat steep, exhibiting slopes in excess of 50%, producing several avalanche areas. Most of the area is somewhat sparsely covered with alpine timber and large granite boulders.

The valley area is largely owned by the U. S. Forest Service, although the Southern Pacific Land Company and several private owners still have large holdings, some under long term leases. There are also several recorded subdivisions, mostly occupying creek frontage, which have a total of about 340 individual lots. A recently approved tentative plat added some 75 single family lots to this total. The Alpine Meadows Ski operation and much of the steeper scenic backdrop, forested lands are, fortunately, still under public ownership. (See Plate # 2.)

The climate of the area is particularly suitable for recreation with an average of 240 cloudless days throughout the year, 67 partly cloudy days and 59 totally cloudy days. Average annual rainfall is 8.3 inches and average annual snowfall is 21 inches. The average temperature is about 76 degrees during June, July, and August, and about 21 degrees during December, January and February.

Most visitors are short term and reach the valley by highway. Interstate 80 connects to the San Francisco metropolitan area on the west and Reno on the east. Alpine Meadows and Bear Creek Valley are linked to these routes by State Highway 89 which follows the west shoreline of the lake. During winter months, this road is closed south of Homewood, thereby leaving Interstate 80 as the major route of the area.

The main (and only) axial road intersects SR 89 at the River Ranch, trending at a constant gradient of about 4-5%, ending in the parking lot at ALPINE MEADOWS. This road measures some 1800 lineal feet (3.4 miles) commencing at an elevation of 6200' and ending at 6880'. It is passable without chains most of the time but during peak winter conditions chains are required above the Bear Creek Subdivision.

physical and social factors affecting development. The existence of a negative factor or combination of factors does not, however, preclude consideration being given to development in these areas. Rather, they indicate that development can be carried out only at some sacrifice or cost. The principal physical factors of concern are:

- * excessively sloping land
- * areas of high landscape value
- * lands of present or potential future accessibility
- * lands which cannot be economically serviced
- * scenic wilderness and open space areas
- * natural drainage areas
- * National Forest reserves
- * areas of avalanche potential

Water System

When construction is completed, the District will have a minimum water source for the West System of 37 gallons/minute from wells and 85 gallons/minute from "springs." The East System (Alpine Center) has deep well tested to 100 gallons/minute. The West System has three pressure zones; the upper zone having three tanks of 100,000 gallons each, two are gravity connected, the third has a pressure zone. The other two pressure zones each have a storage capacity of 100,000 gallons each. The East System has one storage tank of 100,000 gallons. Supply lines to all systems are 8" connecting to 6" lines. Fire hydrants in the West System are placed so no building site is more than 350 feet from a hydrant; in the East System building sites are no more than 250 feet from a hydrant. Future construction will reduce this last to 200 feet.

Sewerage System

The sewerage disposal plant is an aerobic digestion type with 300,000 gallons/day capacity, installed at the eastern end of the valley on land leased from the United States Government. The treated effluent is leached in four ponds of adequate capacity except during periods of high spring run-off when the temporary problem of high ground water and infiltration has been troublesome. The problem of infiltration is now being reduced by remedial construction. During the peak occupancy of the Valley (Christmas vacation) the average flow was 200,000 gallons/day. There is adequate reserve area for future leaching ponds on a designated parcel of U. S. Government land.

The entire section is within the boundary of the Alpine Springs County Water District.

Zoning

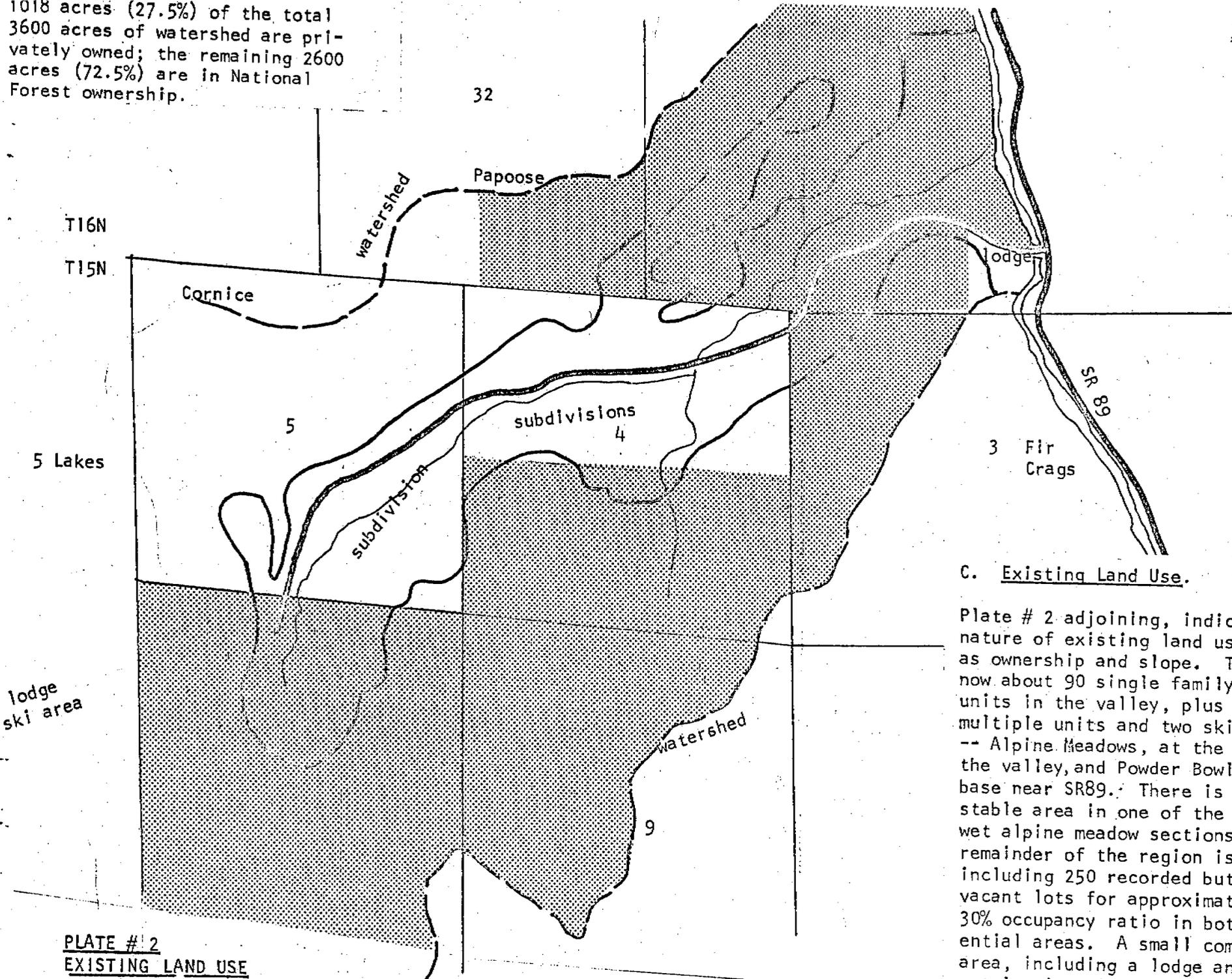
The area is now zoned under Placer County control as a "UBX" (unclassified) zone by action of the Board of Supervisors in August 1967. This is a minimum lot size of 8,000 square feet for slopes less than 20%, increasing to 1½ acre lots on slopes in excess of 40%. This control will be in effect for one year pending the development and adoption of a more precise general plan and more sophisticated zoning controls.

Fire Protection

The entire valley is served with fire protection by the Tahoe City Fire Protection District.

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1018 acres (27.5%) of the total 3600 acres of watershed are privately owned; the remaining 2600 acres (72.5%) are in National Forest ownership.



C. Existing Land Use.

Plate # 2 adjoining, indicates the nature of existing land use as well as ownership and slope. There are now about 90 single family dwelling units in the valley, plus about 50 multiple units and two ski complexes -- Alpine Meadows, at the head of the valley, and Powder Bowl, at the base near SR89. There is also a stable area in one of the several wet alpine meadow sections. The remainder of the region is vacant, including 250 recorded but still vacant lots for approximately a 30% occupancy ratio in both residential areas. A small commercial area, including a lodge and some motel units, is in the Powder Bowl area, and, of course, a ski lodge, including food services, is a

PLATE # 2
EXISTING LAND USE

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The dynamics of future economic growth in the Lake Tahoe resort area will continue to be centered around a resource based recreation demand. (1/)

While the Tahoe Region has traditionally been a tourist attraction dating from the pioneer era, the impact of metropolitan growth in the Pacific Region introduces impetus in the utilization of the resource, completely transcending the past, even including the strong increase evidenced during the decade, 1954-1964.

The focal point for this phenomenal growth will undoubtedly center at the location where the highest correlation of consumer benefits are likely to be found. This is a point which presents both a vast and natural landscape and an elegant night life for the urban visitor. In these terms, the strategic location of Lake Tahoe becomes increasingly important.

Expenditures by tourists clearly provide a predominate element in the economic life of the Lake Tahoe area. Tourists have and will continue to be attracted by the natural setting and by facilities for outdoor recreation, gaming, and other commercial recreational activities. Benefits to the economy of the area accrue through taxation of gaming establishments and real property improvements. Employment income to the residents will be substantially increased. A significant public benefit of tourism is that it generates employment without necessitating public expenditures for education.

The "capacity" of the resource to serve recreation needs is a more accurate measure of supply than acreage. Facilities and improvements are the key to effective supply and the manner in which they are developed will influence the extent and character of economic growths. As the volume of recreation expands, it will bring about additional capital investment, which, in turn, enlarges the scope of the community's activities. The desire of recreation seekers for a summer cabin or a second home near a lake -- or in the mountains -- induces a long term capital investment, as distinct from direct retail purchases.

(1/) While the ALPINE MEADOWS area is actually not in the Tahoe Basin its proximity makes it part of and reflective of the Tahoe economic influence.

(2/) Lake Tahoe Area Council Report, page 30 (Green Book, June 1963).

(3/) ORRRC report to President and Congress, 1962.

economic impacts 4

Future demand for utilization of the Lake Tahoe resource has been estimated at some 576,000 peak summer populations by the year 2000, with about 129,000 concentrating in the Placer County portion of the lake shore. (2/)

With a projected annual growth rate in the U.S. of about 3.5%, disposable income is expected to increase from \$354 billion in 1960 to \$701 billion by 1976 and to \$1437 billion by the year 2000. In 1957 about 14% of the U.S. consumer units had incomes of \$10,000 or better; by 1976 it is estimated that the proportion will be up to 40% and by 2000 to 60%.

With this new affluence, many more Americans will be able to afford the types of activities -- horseback riding, water skiing and boating -- that they do not do now but would like to do. (3/) These activities are all available in Placer County. In addition to these select recreation pursuits, the area affords camping, skiing, hiking and fishing and the famous nearby casinos and the night life of the "Tahoe Riviera."

Increased expenditures in tourism will materially effect future employment opportunities. The volume of tourism at Lake Tahoe indicates a six-fold increase in resident and tourist activity by the year 2000. Added leisure time coupled with increased disposable consumer income indicates that per capita expenditures will double in recreational activities (in 1959 constant dollars). (3/)

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Other outdoor recreation pursuits including fishing, sightseeing, nature study, hiking and water sports show similar evidence of growing popularity and demand.

B. Outdoor Recreation Demands.

Outdoor recreation is many things to many people. Recreation travel and sightseeing are the most popular, followed by camping, picnicking, fishing and boating and water sports.

Camping: Recreation studies by both California and Nevada indicate the number of recreation seekers utilizing public camps and beaches far exceeds the present capacities. The number of campers being turned away from public campsites increases each year. This is indicated in the Table below. Camping demand figures for 1967 were not available.

Table 1
Camping Demand

| | <u>1964</u> | | | |
|-----------------|---------------|--------------------|-------------------|------------------|
| | <u>picnic</u> | <u>campgrounds</u> | <u>sightseers</u> | <u>turnaways</u> |
| D. L. Bliss | 15,627 | 42,020 | 30,701 | 1700 |
| Emerald Bay | 37,276 | 22,016 | 78,597 | 550 |
| Tahoe Rec. Area | 4,116 | 15,800 | 8,879 | 4500 |
| | <u>1965</u> | | | |
| D. L. Bliss | 15,531 | 42,662 | 24,303 | 2400 |
| Emerald Bay | 63,757 | 22,638 | 91,450 | 1400 |
| Tahoe Rec. Area | 3,534 | 14,193 | 7,527 | 5000 |

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Attendance at State Parks around Tahoe has also grown as shown in the Table below:

Table 2

| | <u>1962-63</u> | <u>1963-64</u> | <u>1964-65</u> | <u>1965-66</u> | <u>1966-67</u> |
|--------------|----------------|----------------|----------------|----------------|----------------|
| D. L. Bliss | 105,619 | 103,288 | 95,396 | 143,147(1/) | 70,136(2/) |
| Emerald Bay | 190,066 | 173,522 | 177,865 | 206,067 | 211,662 |
| Tahoe State | 57,606 | 39,241 | 32,423 | 29,639 | 26,441 |
| Sand Harbor | 77,200 | 96,402 | 90,703 | 126,063 | 219,807 |
| Nevada Beach | 36,779 | 41,584 | 58,000 | 67,300 | 88,000 |
| | 467,270 | 454,037 | 454,387 | 572,216 | 616,046 |

While few camping opportunities now exist, only limited facilities should be provided in the future. These should be related to an overall plan and be so located as to not conflict with permanent residential use.

(1/) For total season.

(2/) Procedures changed to count only summer season based on visitor days.

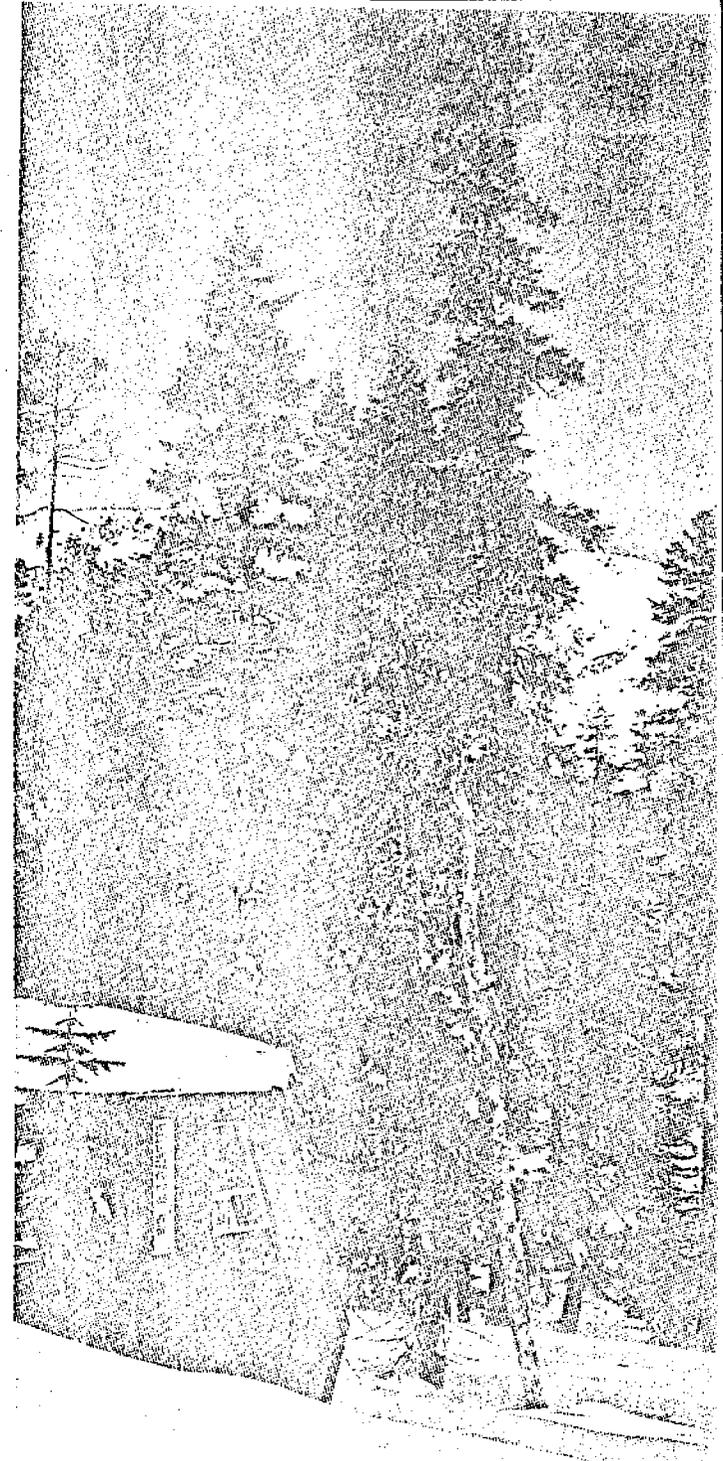
Increasing numbers of recreation and vacation seekers are intently seeking sites for second homes in remote but accessible locations centered around a recreational environment. This upsurge in the building and buying of second homes results from:

1. the recreation impetus -- billions spent annually for leisure activities.
2. soaring personal incomes -- in 1966, personal income in the United States was up 8.2% over 1965 for a total of almost \$576 billion.
3. the nationwide network of new roads, bringing rural, mountain, beach areas within commuter distance.
4. more and longer vacations.
5. larger pensions and earlier retirement -- people plan today's vacation home as tomorrow's retirement home.

A potential second home buyer as a rule is limited to a certain geographic area reflective of the potential of use of the second home on weekends and limited economically to automobile travel convenience. A driving range of from four to six hours would suggest a potential market area to include the Sacramento Valley, the San Francisco Bay area and many parts of Northern California and Nevada. The primary market area in this driving range includes a population now estimated at 6,900,000 people. By 1970 it is estimated to increase to 8,000,000 people and by 1975 to more than 9,000,000 people. Families with incomes in the \$10,000 and over bracket are the "prime" market for second home ownerships. By 1975 it is estimated that 1,300,000 families will have incomes over \$10,000 in this primary market area.

Generally the buyer of a second home is less than 40 years of age and is still an active participant with his children in all forms of outdoor recreation. The buyer favors areas of recreation -- swimming, fishing, hiking, boating, hunting, camping, skiing, golfing.

Skier Survey (MERI) indicated 18% of Alpine Meadow skiers owned a unit in the Tahoe area; another 35% expressed a desire to own one. 1.4% indicated a condominium as first choice for improvement at ALPINE MEADOWS.



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Most of the gaming impact is still noticeably concentrated at the south shore. Because of this less "commercial" character and greater emphasis on beauty and outdoor centered recreation, the north shore has become, and will likely continue to be, more oriented to quality homes and year-round recreation opportunities.

This does not mean, however, that summer recreation features for residents and owners of the area are not desirable or necessary. In view of the trend toward year-round recreational potentials, more attention should be given to such summer uses as a swimming pool, tennis courts, games area, open air dance pavilion, etc.

ALPINE MEADOWS is not now in the path of visitor pressure and likely can continue in that pattern -- especially if strong controls are established.

D. The Visitor Industry.

The major underlying economic factor to the area is, of course, the visitor industry, which is still dominated by the gaming activity emanating from Nevada at both State lines. 95% of total employment covered by employment laws is reflective of gaming employees; an additional 45% represent employment based on visitor services and retail trade. Only 2% is in manufacturing and less than 4% in construction.

The extent of this activity at Tahoe is indicated by gross revenue data for Douglas County (since it is impossible to separate Tahoe volumes only for Washoe County); in the period 1956-1961, gaming reports showed increases from \$7,009,700 to \$31,932,400. In 1967 the total was \$55,635,000 or almost 800% over the 1956 (12 year) period. By 1980 gaming employment is projected to increase to about 13,000 persons, representing a 250% increase over the 1962 total of 3,900. Not all of this is direct casino employment in that the category also includes some food services and entertainers as well. Some of these new employees may find the advantages of the ALPINE MEADOWS area as a permanent residence site worth the commuter distance, even under severe winter driving conditions.

"Although the number of summer season visitors to the Lake Tahoe Region is estimated to be in the order of 3 to 4 million persons, the major portion of the demand is for commercial facilities centered around the lakeshore, particularly the south shore. Based on the characteristics of summer visitors to the Tahoe region and their distinct preference for lodging near the lakeshore, and in consideration of the limited capacity of the ALPINE MEADOWS site for summer activities and the competitive overnight accommodations already established at the lake and at Squaw Valley, there does not appear to be a substantial market for summer commercial recreation facilities at Alpine Meadows. The only summer facilities justified appear to be those connected with such low revenue-producing activities as sightseeing, horseback riding, fishing, camping and hiking. Dining facilities could be made available for summer visitors.

Based on the available market data, and with consideration for the results of operations at Squaw Valley and at other sites around the lake, there does not appear to be a significant market for such facilities as an aerial tramway, an ice skating rink, a major hotel, a golf course, or tennis courts for visitor use at least. However, the development of such facilities may be justified by other considerations beyond the scope of this study, if by their inclusion they can contribute to the profitability of the ski operation and surrounding developments as a whole." (Pages 4 and 5, MERI report on Alpine Meadows.)

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Alpine Meadows offers typical ski area facilities, however it does not offer the after ski facilities or overnight accommodations available at other ski locations. Skiers must now travel at least three miles to the nearest overnight facilities; this, of course, increases traffic congestion (but reduces sewage).

The present ski operations show a lift capacity of about 3250 skiers/day, however 1965-66 demand was only about one-half of this. The winter season of 1966-67 increased use to an average of 2055 skiers/day, approximately 63% of lift capacity.

The average Alpine Meadows skier is over 30, has a high income, and has a family of which at least one other member is a skier. Variety of terrain and cost of skiing appear to be the two most important considerations in choosing this area over any other facility. There is relatively little interest in "apres ski." Sun Valley, in contrast, seems to appeal more to the young, single, less affluent skier interested in a wider variety of skiing and after skiing attractions. Alpine Meadows does not compare favorably as a vacation type (longer stay) ski area, but does appeal to the older, more affluent, weekend skier. (1/)

In 1965-66 the Lake Tahoe region had approximately 800,000 skier days of which 116,000 (14.5%) were attributable to Alpine Meadows. Seasonal skier days have been increased at Tahoe at a rate of about 18%/year over the last 10 years and it is estimated that they will continue to increase, but at a declining rate to about 10%/year by 1971.

In 1967-68 the Lake Tahoe region had approximately 1,500,000 skier days of which an estimated 148,000 (10%) (2/) were attributable to Alpine Meadows. Using the 10% basis, 2,000,000 skier days are possible for Tahoe ski areas by 1971, increasing to 2.9 million by 1975. Assuming a continued 10% share, Alpine Meadows could then have as many as 200,000 skier days/season by 1971 and about 300,000 by 1975. Without improvements, this would be limited, however to 160,000 skier days in 1971. (3/)

(1/) Market analysis and Development Programs for the Alpine Meadows Resort -- Management and Economics Research, Inc. MERI Report # 1035, November 1966.

(2/) U. S. Forest Service estimates.

(3/) With certain improvements to the lift facility this could be increased to 230,000 skier days by 1971, of which 115,000 would be on weekends and holidays.

E. Ski Related Operations.

The main area economic force in the valley is, of course, the Alpine Meadows ski operation -- now only utilized during the winter for skiing. The facility consists of 4 chair type lifts, 5 poma lifts, a day lodge (food and drink), a ski shop, office and rest rooms and a ski school. The operation, run from late November to early May, depending on snow conditions, with an optimum capacity of about 3260 skiers/day, limited primarily by a lack of adequate parking spaces -- now totaling a maximum of 1350 cars. There are about 330 acres of ski trails served by the existing lifts mostly rated for intermediate skier levels; the day lodge totals about 12,000 square feet, about one-half that needed to service the optimum capacity. There is no lounge bar or other apre-ski space or activity. (1/)

The ski operation extends into adjacent Ward (Creek) Valley to the south of Ward Peak. The ski lodge and much of the ski terrain is located on U.S. Forest Service land, operated under a 25 year special use permit covering a statutory maximum of 80 acres; the remainder under an annual supplementary area permit.

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skiing use in the 1966-67 season at six North Tahoe-Donner Summit ski areas using Tahoe National Forest land increased an average 40% over the previous season. The six ski areas are Squaw Valley, Alpine Meadows, Granlibakken, Powder Bowl, Boreal Ridge and Sugar Bowl. A breakdown of skiing use reported by the U.S. Forest Service at Truckee at the six areas and the percent increase follows:

| Area | 1965-66 | 1966-67 | Est. 1967-68 |
|----------------|---------|---------|--------------|
| Boreal Ridge | 34,000 | 62,700 | 68,200 |
| Sugar Bowl | 60,113 | 97,000 | 80,100 |
| Squaw Valley | 189,255 | 265,660 | 272,000 |
| Alpine Meadows | 116,162 | 149,903 | 148,000 |
| Granlibakken | 6,314 | 7,231 | 7,450 |
| Powder Bowl | 4,317 | 4,855 | 5,050 |

Varying portions of each of the six areas are on national forest land under special use permit for winter sports use. Forest Service winter sports administrators attributed the extraordinary successful season to a variety of factors:

1. The long season which ran from mid-November to Memorial Day made possible by the large snowfall.
2. Generally good skiing conditions which prevailed over weekends and holiday periods except during the 11 day blizzard in the end of January which forced the ski areas to shut down because of power failures and excessive snow.
3. Normal growth in the popularity of skiing as a recreational activity.

Source: Tahoe City World, 14 July 1967.

In the spring of 1966 a master site plan for the development of the Powder Bowl portion (of Bear Creek Valley) was developed. The intent was to extend the present ski area on an orderly basis southerly into Forest Service lands in Section 33 of T16N, R16E and Section 3 of T15N, R16E. The plan calls for a new surface lift (L-2) 850' long, a new rope tow (L-4) 400' long for beginners, a new surface lift (L-5) 700' long plus a chair lift 5000' long to a top elevation of 7560' (a rise of 1270'). These would augment the existing 350' long rope tow (L-1 to be removed) and a 2850' long (L-3) poma lift. Extensive offstreet parking for 296 cars, a dormitory area, a pool, lodge and other buildings were also proposed. The area extends to and includes the present site of the stable, corral and tack room. To date no actual construction has begun.

Powder Bowl, still the smallest of the six local ski areas, increased only some 500 skier days or 11.6% between the 1965-66 and 1966-67 seasons; as noted it represents about 12% of total area ski volumes. Alpine Meadows numbered 20.4% during the period.

A recent study by the Department of Commerce, "Skiing Trends and Opportunities in the Western States" reported:

1. 415,000 skiers made 4.3 million visits to western ski areas in 1963-64 -- 10.3 days of skiing/skier.
2. 95% residents of western states; 37% from California.
3. Slightly more than 1% of total population, but 2% in California.
4. Two-thirds are 30 years or younger; 2:1 males, but in age 13-22 about the same.
5. Seasonal visits increase from 1:4 million in 1956 to 4.3 million in 1964.

All evidences indicate western skiing to grow rapidly during the next decade. Annual attendance increased at compound rate of 15.4%/year. (12.8% average, accelerated to 19.9% after 1960)

6. By 1976 there will be 20-30 million visits.

| Income represented | % | average no. of days spent |
|--------------------|----|---------------------------|
| \$4,000 - \$6,500 | 16 | 9.6 |
| 6,500 - 10,000 | 29 | 9.7 |
| 10,000 - 15,000 | 25 | 10.4 |
| 15,000 - 25,000 | 14 | 10.6 |

California skiers drive 200 miles -- 40% always stay over; spend about \$27.50/day. Annual ski expenses -- \$120 for equipment.

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A. Description.

The tentative General Plan represents a proposed method of development reflective of a simple yet effective basic approach. It has necessarily been assumed throughout that all engineering and legal problems can be overcome -- at a reasonable cost -- and within a reasonable time.

It must be understood that a General Plan must necessarily be a "broad brush" generalized approach to the most considered and desirable long range future of the area. It cannot depict exact future road alignments, the exact limits of land density controls, or the exact location of any given feature. Rather, it sets forth the basic relationships and definitions for subsequent more precise delineation.

This plan is a proposed method of development specifically related to ALPINE MEADOWS unique and isolated area. It is specifically oriented to the topographical concerns of the individual situation with an emphasis on quality and balance of development so that the area of ALPINE MEADOWS will maintain and preserve its relationship to nature and will complement and enhance the residential amenity of the valley.

the plan

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This description of the major plan proposals is intended as a supplement only to the General Plan map on file in Placer County. It explains briefly the thinking behind the various proposals and helps to relate more closely the development policy statements and the plan design.

Because of the close inter-relationships of the many physical elements which combine to form the proposed General Plan, it is difficult to describe in a series of clearly defined, self-contained proposals. Often one aspect is justified by another, both interacting with still others to achieve the programmed results. It is the overall functional relationships, as much as the individual proposals themselves which must be considered in any appraisal of the proposed General Plan.

This plan represents a combination of many studies, analyses, and field trips. It is, however, by no means perfect and will undoubtedly face many (minor) revisions during the actual course of development.

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This plan report is not as concerned with the actual physical description of the proposed development as the thinking and philosophies which are behind it. For it is these approaches which are really important and will become the guiding elements to the final product.

B. Specific Approaches, Principles and Standards.

1. Totality: The nature, character and isolation of the ALPINE MEADOWS area, the lack of negative influences, and the intrinsic advantages of the region tend to indicate a desirable approach based on totality -- the programmed and planned development of a complete complex -- embodying resort, residential, recreational and open space land uses tied together by a comprehensive street system and including all necessary facilities. The planning problem becomes one of ecology -- relating all the desirable development aspects to a most unique site.

2. Balance: And, to be most successful, this complex must possess -- above all else -- balance. There must always be a fine inter-relationship between all parts, all functions. This creates a "social feeling of belonging" but it goes beyond that. This balance will ensure that everything "works" and will continue to work over the lifetime of the area. It enables an economic justification for various types of land use, for the provision of an adequate street system, for the placement of community facilities and uses, and for the numbering of building sites. It ensures a livability consistent with economics -- for it is a reflection of the awareness of the basic "ecology" of the area.

3. Quality: It must be recognized that population pressures are just beginning and will probably be far beyond even present expectations. As a result, much development is likely to occur. However, only ordered development is necessary to equate to this growth and need not be subservient to it. It should be stipulated that policy will be oriented to proper and intelligent development (not exploitation) -- with a balanced regard for amenity, character, beauty and function.

4. Fixed Limits: Many developments have difficulty in defining and preserving their spatial limits; one area blends into another with no clear demarcations. ALPINE MEADOWS must preserve and maintain a permanent surrounding greenbelt, as a means of insuring a finite limits to future development, to preserve the relationship to nature, and to complement the residential amenity of the valley.

5. Innovation: New concepts of design should be encouraged with care taken to preserve the natural amenities and spectacular advantages which makes the area so desirable today. Design should be specifically oriented to the topographical and landscape concerns of the individual situation with an emphasis on "averaging" densities, planned unit development, preserving steeper slopes, minimizing cuts and fills, protecting views and recognizing inherent hazardous areas.

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6. Appearance: The outward manifestations of a successful planning program can best be observed in the environment that is created. The planning process must not end with the adoption of the General Plan and the enactment of codes and ordinances. The appearance of the total area must be as thoughtfully considered as the relationship of land uses. Since the basic "reason" for the area is still largely dependent on residential values, appearance is vital. In fact, the continuing quality of the overall appearance may dictate the degree of continuing attraction and prosperity. Special attention should be given to "little things" like directional signs, litter cans, fences, dead trees and signs. Architectural controls, as administered through both the County and Home's Association, must be established and maintained.

7. Provide a Development Oriented to Recreation: "A place to live and play" -- all types of recreational opportunities must be designed into the fabric of the development. The plan envisages several recreational features including the ski lifts and the River Ranch. A recreation potential in the extensive greenbelts surrounding the project offer hiking, riding and skiing trails; while the creek parkway offers scenic walkways and water oriented sports.

8. Pedestrian Values: Too many residential areas have become concrete traps in the mania for more streets and more parking for an ever-increasing plethora of automobiles. In this process, the human scale -- geared to the walking person -- has been lost. In this area there is an opportunity to recapture the pedestrian value due to the "scale" of the area. This can be achieved through the definition of a separated system of pathways tying the various areas together and correlating the relationship of buildings and uses. It will probably not be a conscious thing -- at least to most who will eventually enjoy it, but it can reflect in value -- both human values and economic, if properly, though subtly done.

9. Legibility: The area should endeavor to identify clearly a desired character by establishing a strong system of focal points reflective of its potential. These might be oriented to such aspects as the creek itself, rocky promontories, the ski lodges and park areas. Future planned subdivision and other property developments can relate to this also including the proposed service center, expanded ski operations, resort lodges, and the pedestrian pathway system.

"As well as being efficient, safe and convenient, the area must also be beautiful, decent and interesting."

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Charm must be a keynote; it is difficult (if not impossible) to design charm into a project, yet every effort must be made to attempt as much feeling, character, amenity -- charm, as possible, in the design.

In mountainous terrain, special considerations concerning standard "setback" (front yard) provisions should be made. Building sites should be individually considered according to an overall plan, pedestrian scale, trees, rocks, view and finished grade conditions. To this end, some buildings may "hug" the street right-of-way, others the quite remote areas requiring winding paths.

10. Planned Facilities: Inherent to the community design, all necessary community services and activities should be pre-planned and programmed. In effect, this can be one of the very few such "planned" communities and a model for mountain-lake-recreational uses. This procedure, too, will automatically establish balance between inter-related parts for the most efficient and economic operation of the whole. Various aspects include:

- a. Land Uses: These should be determined carefully to density patterns, intrinsic relationships and needs and availabilities of services. A zoning program -- administered through the county -- will be instituted for constant and continuing supervision, and as a means to realization of this land use plan element.
- b. Homes: Residential sections should be programmed at varying densities to accomplish pre-determined goals and to be constructed according to strict standards for building, siting and architecture.
- c. Commercial Facilities: Related to both local needs and transient demands, this should be provided in an ample (but not excessive) amount, with sufficient parking to enable a smooth operation, efficient services and proper pedestrian orientation.
- d. Recreation Features: Swimming, golfing, fishing and boating facilities, an integrated greenbelt and parkway system, riding trails and the like are either available nearby or should, to some additional degree, be developed within the area.
- e. Streets: Streets should be classified in different categories to establish a loop arterial, minor residential access streets, etc., each with its specific design criteria, alignments and development standards to ensure the safest operation consistent with need and improvement costs.
- f. Community Facilities: A community center, possibly a fire house, church, service area, and the like should be properly situated for future use and ultimate utilization as the need arises.

11. Open Space: High among the factors and amenities which have acted as a magnet in attracting people to the local area have been the open spaces and natural scenic beauty which is the natural heritage. Policies are necessary to guarantee the retention of these amenities. Experience in other areas indicate some methods for retaining and obtaining open space and preventing urban sprawl and related problems are:

- * * Landscape maintained in its natural form and condition such as watersheds, streams, ravines.
- * * Agricultural or watershed development used as "green belts" surrounding urban areas in order to prevent sprawl and to separate distinct urban areas.
- * * Parks for recreation and relaxation. Location and size of these facilities can be varied, depending on the needs which they are designed to satisfy.
- * * Buffers, taking varied forms, are a flexible device. They can consist of trees and shrubs planted between and separating various land uses, flood control channels, building setbacks, parkways, landscaped freeways and highways.

As much land as possible should be preserved in perpetual open areas under the multiple use concept for activities such as timbering, grazing, recreation, watershed protection, etc., by the use of the following devices:

- a. Exclusive low density zoning practices.
- b. Averaging population densities.
- c. Utilizing advanced forms of subdivision techniques (clusters, etc.).
- d. Scenic easements and development rights.
- e. Assessment practices.
- f. Acquisition in title by fee, bequest, dedication.

A golf course is usually an excellent method of combining open space with a productive capability. Most of the valley is too steep and too rugged for such a use, although the Forest Service ground near the Sewer Treatment Plant could be adapted perhaps for a 9-hole (or pitch putt) facility, using the treated effluent for watering purposes.

These various elements are discussed in greater detail throughout this report.

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Assumed standards are necessary and desirable to the ultimate realization of the goals of the General Plan. These are derived from community desires, existing land uses, anticipated populations, amounts of lands of various uses to serve anticipated populations, population densities, and logical locations of related land uses. The standards assumed for this report are as shown.

c. Assumptions.

Recognizing the goals, criteria and principles previously set forth certain standards have been set forth as guidelines. These include:

1. Domestic sewer, water and improved access should be provided to all building sites.
2. Street standards should be based upon:

| | | | |
|-----------------------|-------------------|--------------------------|-------------------------------|
| arterial boulevards | $\frac{r/w}{84'}$ | $\frac{\text{lanes}}{4}$ | undivided and semi-controlled |
| residential/collector | 60' | 2 | full access |
| residential/local | 50' | 2 | full access |
3. Cut and fill slopes should be not less than 1:1½ with stabilization and re-seeding of both slopes if possible.
4. Curbs and gutters should not be required, but either drainage "V" channels (rocked) or berms should be provided.
5. A separate system of improved pedestrian walkways, divorced from the streets should be instituted.
6. A minimum of parking should be allowed on street; separate parking bays should be provided, either individually or in centralized locations.
7. Areas for snow storage must be considered and built in to the plan.
8. The establishment of minimum setback provisions of county ordinances should be ameliorated in respect to individual building, siting, pedestrian scale, and physical determinates of the unique environment.
9. Residential population density standards should be as follows:

| | <u>units/acre</u> | <u>b'dg. site size</u> |
|----------------------|-------------------|------------------------|
| rural low density | .8 | 43,000 |
| rural medium density | 1.7 | 20,000 |
| rural high density | 2.1 | 15,000 |
| urban low density | 4.0 | 10,000 |
| urban medium density | 6.0 | 6,000 |
| urban high density | 8.0 | 4,000 |
10. Commercial land area should relate specifically to type, use, location, access and parking with rigid architectural and development control.
11. Schools, fire houses, etc., related to population concentrations. Since most likely future development will continue to be seasonal or weekend residential uses, a school is unlikely since adequate facilities now exist in Truckee or Tahoe City. A fire house, however, may be desirable in the nearer future, and a desirable site should be defined and reserved for this use.

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1. Open Space and the watershed classifications provide the first essential step in preserving the natural resource base and appearance. This requires a "large acreage" minimum lot area such as indicated in the "rural low density" classification. The compelling reason for these large acreage parcels is to protect the watershed from pollution and siltation, and second, to preserve the character of the wilderness reserves and resource based recreation areas. In preserving the natural resource areas, five essential functions are served:

- a. The prevention of uneconomic sprawl, coupled with the difficulty of efficient service.
- b. The protection of the natural environment as a source of regional values.
- c. The protection of the water supply.
- d. Assuring adequate open space for outdoor recreation.
- e. Providing a predominant characteristic for the land which is compatible with adjacent National Forest Reserves, wilderness areas and sanctuaries.

Much of the back slopes, especially the Forest Service lands, are shown in this category -- which allows recreation, forestry and related uses. Open space areas are also shown along the creek and in various other sections as park-recreation elements to the overall plan.

2. Residential Areas. This general plan is based on a variety of assumed residential densities related to intrinsic land capabilities, location, access, seasonal maintenance and building potential. These include:

A. The existing subdivision areas and others near the creek in areas of lower cross slope character should be established as urban low density with a requirement of at least 10,000 square feet of land area per unit. Upper slopes, to the south especially, should be designated for similar uses but at lower densities -- at one dwelling unit/20,000 square feet under a rural medium to rural high density category. A limited multiple residential (lodges, apartments, etc.,) category should be established near the present Alpine Meadows lodge (all as shown on the General Plan Map) as well as a small section near SR 89 to serve ski patrons of the (expanded) Powder Bowl area. All residential uses should be subject to Planned Unit Development or cluster design approaches, but limited to overall established densities.

B. Several areas for ski lodge, hotel and related development should be provided as per plan. This includes the base lease complex at the ALPINE MEADOWS ski area and at Powder Bowl.

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Residential goals:

1. to protect existing residential development against over development.
2. to encourage new forms and types of residential housing, including clusters, average densities and Planned Unit Developments.
3. to relate residential densities to slope and access criteria.
4. to avoid premature subdivision.
5. to encourage individual site utilization as the end result to subdivision -- not the creation of just a lot.
6. to provide a variety of housing types and facilities.

Townhouses on minimum lots of 20 feet by 100 feet enable the use of the whole lot for living area. Grouped in rows of 6 to 10 with varying setbacks -- they normally yield 16.5 dwelling units per net residential acre, however this is too high for this area and should be limited to an urban high density level at 8 dwelling units/acre maximum.

3. Special Housing Types. A policy to create well-balanced neighborhoods should be the object of both private developers and public officials. Provision for a variation of dwelling types within the neighborhood helps to provide a better balance and greater stability of social and economic values. A mixture of single family and multi-family housing accommodation allows the individual family to secure housing to suit its size, age group and income status at any given time and yet remain within the neighborhood. A great variety of multi-family housing types have been developed in the recent past and have found general acceptance. However, little variation has been exhibited in the design and construction of single family homes. Some possible variations of single family housing arrangements that could satisfy this need are:

- * * Patio houses grouped in clusters of 4 to 8 units around an entrance court which would contain common parking areas and access to collector streets. Average lot size, 4,000 to 4,500 square feet in area -- 8.25 units per net residential acre.
- * * Courtyard houses, similar to patio houses, except the lot is walled on four sides. The lot size need only be 3,500 to 4,000 square feet yet have the amenities of larger lots with greater privacy -- 9.4 units per net residential acre usually results.

4. Mobile Homes can and do provide housing for a number of people in a wide range of income and age groups and there is every indication that there will be an ever increasing demand for such units, although many communities have discouraged the development of mobile home parks, primarily on the basis that such uses place greater demand on public services (especially schools) than is returned in taxes. As such, they should be located in respect to community necessities and amenities such as parks, churches and local shopping facilities. The use of various landscaping and design techniques can aid materially in preventing adverse effects of trailers on nearby permanent residential areas. Trailer parks normally are oriented to major thoroughfares and good access to such thoroughfares is essential. No mobile homes exist at present on individual lots and none should be allowed in the future. Although some modern "trailers" are now being built (finally) to "look like homes," they are basically incompatible with the character and identity of the area. No mobile home courts should be permitted, however the Forest Service has plans for some summer camp ground areas (presumably including trailers) northerly of the creek at the lower end of the Valley.

5. Commercial Uses. Only limited commercial uses are proposed. These should be restricted to service and/or convenience retail activities only (no lumber yards, plumbing shops, etc.,) and be limited in size.

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two such areas are proposed. The larger and more commercial area at the lower end of the valley in the area of the intersection of SR 89 should be designated as a long range location for service and commercial outlets, notwithstanding its present use for a lodge and multiple residential purposes. These should include a small "shopping center" function to provide basic convenience and services to nearby residential and recreational populations as well as some transient services (gas and garage) for emergency repairs, chain service, etc., (1/) and related "light" industrial activities such as a plumber's shop.

A secondary commercial area should consist of a pedestrian oriented village "street" (only) featuring ski and sport shops, beer garden, gift and art shops, and perhaps a restaurant (2/) and other similar uses. Both commercial areas must be supported by adequate offstreet parking.

6. Industrial Uses. No heavy commercial or industrial uses are programmed. All such services should come from already established areas of these activities.

(1/) A special problem is (always) presented by the need and desirable location for the ubiquitous "gas station." While it may be argued that such a use is basically incompatible with the character and identity of the area (at one or both of the proposed limited commercial areas), the fact remains that the nearest gas service is at the entrance to Squaw Valley. With increased future populations and anticipated greater ski volumes, an auto service facility will be a necessity. It is, therefore, desirable to define the most suitable location according to plan now, thus forestalling a future infiltration situation, most likely contrary to adopted plan policy.

(2/) A commercial restaurant near (or straddling) Bear Creek, near the upper parking lot has been discussed for some time, as has a more complete limited commercial complex in that area. There is nothing intrinsically wrong with a well designed restaurant facility at this point, but it must be architecturally related to the environment and carefully correlated to the ecology of the stream.

The General Plan recognizes the fact that to serve properly the commercial needs of the people in the planning area, a number of different types of commercial areas are required.

Commercial Objectives and Goals:

- * * To encourage the development of efficient, convenient, safe and pleasant shopping facilities.
- * * To maintain a balance between commercial activities and other land use elements for optimum business prosperity and stability.
- * * To require provision of adequate parking areas equal to the increased demand for parking spaces.
- * * To encourage grouping of compatible commercial uses for convenient and efficient customer service.
- * * To relate new commercial areas to supporting populations.

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The concept of connected open space, as a feature of the general development attitude, to provide a backdrop of native landscape, and as a means to an interrelated system of trails is very important. Areas of development should be somewhat separated by avenues of greenbelts, tying the creek parkway to the forested reserves on the mountain slopes.

8. Community Facilities. A Fire House to serve the residential portions of Bear Creek Valley and the ski resorts is a vital need and one that should preferably be located at the head of the valley in order to relate to areas of maximum value and density, and to enable downhill runs in periods of emergency inclement weather. It should also preferably be on fee simple lands, not under the Forest Service management. A generalized location is shown on the General Plan map.

7. Park and Recreational Uses. The proposed plan calls for a major portion of the valley to remain in open space (or low density) uses on both public and private lands for recreation uses. In addition, scenic easements (or fee lands acquisition) should be established the length of Bear Creek to the Truckee River. A distinguishing feature is the intended preservation of Bear Creek in a native and natural state. This waterway forms:

- a. a natural alignment through the entire area.
- b. a focus for view and beauty.
- c. a method of pedestrian movement.
- d. a winter ski trail.
- e. a place to store snow (removal).
- f. a central recreation place.
- g. a native drainage element.

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It is proposed to restore the creek to its native appearance; plant quaking aspens and flowering trees (as a contrast to the evergreens), and construct foot paths. Several small ponds are also planned in order to create spots of more placid water separating small rocky waterfalls.

All new subdivisions bordering the creek should be required to reserve adequate pedestrian accessibility and drainage protection to this end. A large park, open space reserve (and/or a possible golf course) area should be established in the lower valley section opposite the Powder Bowl area and including the septic tank plant area. Centrally located recreation areas, as indicated, are also a feature.

The proposed Forest Campground, at the lower end of the valley to the north of the creek, should be a summer encampment only, reserved for campers and travel type trailers (not mobile homes!) but so designed and located as to be hidden from view from the main access road. Access to this facility should be in the extreme lower end of the valley, near the present sewer facilities. This will enable a more direct access relationship to the commercial areas and the main road without carrying undue and unnecessary traffic on the valley road.

All recreation sites, especially the two main snow play areas, should be designed and developed for year-round use, emphasizing summer recreation potentials (horseback riding, tennis courts, etc.,) as well as winter skiing.

E. Circulation.

An efficient, economic, functional (and minimal) street pattern and movement system is essential to the development. The street plan must be designed at the onset to provide fully for the requirements of the community at both optimum and full development, as well as be economic and efficient at all stages of growth. As such, then, all of these various traffic loadings, as they relate to the proposed overall General Plan, must be carefully determined now and reflect in a comprehensively drawn plan for streets and highways. The advantage is, of course, that in this case, there is no inherited static street system, one which must be tinkered with by street widening, realignments, etc., but rather one which can be designed in toto from the beginning.

Principles:

1. The location, spacing and design of streets comprising the overall circulation system should be appropriately related to the kinds and amounts of present and future traffic loads they are intended to carry.

2. All streets should be planned so as to provide maximum protection to the desirable qualities and characteristics of the areas through which they may pass, so as to encourage orderly growth of useful, economic and aesthetically pleasing future land uses of adjacent and nearby lands. Streets should be appropriately separated from adjoining lands by landscaping, screening and overall design.

3. All elements of the circulation system including parking areas, local collector streets, major street systems and pedestrian ways must be coordinated to provide an overall transportation plan -- each part functioning in concert with all other parts.

4. Visual and noise aspects of thoroughfare location and design should be considered from the point of view of both the user and of the people in the area through which it passes.

Transportation. The plan depicts a "loop" major road system, connecting the parking area at ALPINE MEADOWS with a new road along the southerly face of the watershed slope to the present meadow (stables) area. While this road may be some years away, dependent upon Forest exchanges and funding limitations, it is desirable to the overall traffic pattern and as a means of alleviating the single access character of the present situation.

Some "potentially developable" lands and future roadways are indicated on lands which are now under Forest Service ownership. This is due to the basic difference between slope criteria and the artificiality of sectional ownership boundaries. It is recommended that a long range program of exchanges and boundary adjustments be made between the Forest Service and private owners affected in order to evolve the ultimate preferable situation from both viewpoints, as well as insure to the over-

The purpose of a circulation element is to provide:

1. a safe, economic, and convenient movement throughout the area.
2. the least disruption or disturbance to land use.
3. an integrated element of the General Plan serving to unify all aspects of the area by providing access and communication.

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The southerly "loop" road alignment as shown is approximate only and is not intended to be defined exactly, pending more detailed study of route, slope and other engineering criteria. This future road should be preferably an 80' right-of-way to eventual boulevard standards, but a lower section utilizing lower geometry to an arterial 60' classification may be desirable and necessary. The "alternate" loop alignments shown at the head of the valley are dependent on a final resolution of grades, curvatures and effect on (existing) property

Specialized Intersections: The traffic problems at the intersection of the existing main axial road and SR 89 are bad now and will undoubtedly get worse as traffic volumes increase -- on both arteries. Some form of specialized treatment will be necessary. This could take the form of right turning lanes (after full stops, possibly a left turn storage lane in a widened "island" area) or an actuated signal.

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(1/) Source: Bulletin # 87, Highway Capacity Manual of the National Highway Research Board. In actuality, present loadings are in excess of this.

The present operating capacity of the main entrance road has been calculated at 500 vph (total in both directions). This is based on a low class two-lane roadway with 11' lanes, minimum shoulders and obstructions within 2' of pavement edge (under maximum snow conditions). Grades of 6-7% with restricted alignment and an average speed of 35 miles per hour have also been assumed. No passing criteria has been assumed and truck and bus traffic of 2% of total volume. The formula $C = 2000 W_c T_c B_c$ produces $C = 2000 \times .75 \times .37 \times .97 = 538$ vph maximum and $C = 2000 \times .75 \times .34 \times .92 = 470$ vph minimum, or about 500 vph. (1/)

Two-lane highways are marked by basic characteristics:

1. Distribution of traffic by direction has practically no effect on operating conditions at any given total use level. Capacity and service volumes are, therefore, expressed in total VPH (vehicle per hour) regardless of distribution of traffic by direction.
2. Overtaking and passing must be made in the opposing traffic lane -- service volumes affected by passing sight distances.
3. Flow at approximate speeds of 35 mph. Volumes reach 85% capacity -- about 1200 cars/hour under ideal conditions.
4. Level 3 (capacity) operating speeds about 30. 3000 cars for both directions (an ideal condition).
5. Service capacity -- level D = 500 vph.

Local Roads: 60' to 50' local access streets form the bulk of the remaining road system. These should be developed to a minimum cross section but with no sidewalks or curbs/gutters -- which are deemed inadequate to this type of development. Some streets in the multiple family areas, especially those related to parking bays, may be private 20' right-of-ways only. These are strictly internal ways and serve no other function. All streets should be adequately drained and improved with 6' base and 2½" plantmix in accordance with normal county road standards.

Parking: The provision of ample offstreet parking is axiomatic and has been recommended by the plan. Large level and improved parking bays should be developed in relation to easy access to the commercial section while also providing central parking to grouped elements of townhouses and other forms of multiple residential arrangements. Each individual unit should have available not less than two offstreet parking areas with necessary additional spaces for guests and services.

recreation parking should be minimized on the northerly side of the main access road in the vicinity of the Powder Bowl ski area. Present development plans call for most parking areas on the southerly side, especially with some realignment of road curvature, but some "surplus" parking along the northerly side during the winter and under peak ski conditions. This will cause pedestrian-vehicular conflicts and should be minimized, if not deleted completely.

Pedestrian Movements: An articulated pattern of separate pedestrian movement and linkage should be established through connected greenbelts and buffer areas. This will enable convenient and safe walking movement between complexes, recreation elements, and from homesites with minimum interference and danger from auto movement. This feature eliminates sidewalks along roadways -- something greatly to be desired.

6

effectuation

A. The General Plan.

The General Plan marks the initial step in what must be a continuing process of decision-making concerning the future aspects of BEAR CREEK VALLEY. Further steps involve the translation of derived plan policies into more specific proposals for subsequent action. And, a means of implementation must be developed to assure consistent actions among all levels of both the public and private sector concerned with accomplishment. The usual tools of implementation generally fall into six broad classes: (1) functional plans; (2) continuing functions; (3) development regulations; (4) coordination; (5) finance; (6) other.

Notwithstanding the validity of the planning process, the Plan itself is never the end ... in itself. Additional studies on a continuing basis and period reviews are always necessary. There are, however, certain tools, actually procedures, by which a plan can be accomplished. These include:

1. General Plan Adoption: The final General Plan must be submitted to local county authority for review and approval. Upon adoption it will serve as an effective overall guide to desired long term improvement. Once the development plan has been finally resolved and accepted, adherence, at least within reasonable but limited variation, is mandatory. Too many good plans have been eroded by constant and continuing "minor" changes.

B. Tools of Implementation.

1. Detailed Sectional Plans: Planning can not stop with the formal adoption of the General Plan. Each sub-section in the area requires a more detailed plan to include circulation, design, location and site plans for parks, walkways and other desirable facilities. These precise plans must be drawn in engineering detail -- but each relate as closely as possible to General Plan concepts.

2. Continuing Administrative Control: No project is better than its adherence to plan through continuing efficient management with specific development, all strictly in accordance to the adopted plan. This company, through deed and other inherent controls, will preserve engineering rights and insure maintenance and conformance to all elements.

3. Home or Property Owner's Association: It is usually difficult for an individual to bring action under the covenants or to provide for continuing surveillance to insure maintenance of the original character and amenity of an area; an association is usually the best answer, but unless all property owners are mandatorily subject to membership and support. it may prove ineffective.

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4. Police Power Controls: In addition to private controls, there are certain public powers such as:

a. The Zoning Ordinance -- a specific statement of regulations governing private land use and development; established by county ordinance. (The General Plan is adopted usually by resolution as a policy statement only.) Changes in the zoning plan should be guided by the principles set forth in the General Plan, occurring only as the need for such change is firmly established. In a project of this size and detailed planning, no changes should be foreseen, at least for a while.

b. Subdivision Ordinance -- this tool will continue to be important in moulding valley development. Such regulations effectuate the Plan by insuring that streets are located properly and are of adequate width and improvement; that sites are of appropriate locations for their intended function; and that community use sites are provided as needed. Innovations to present standard and prosaic subdivision design approaches especially in the mountain areas are desired and are now being developed for inclusion into Placer County law.

c. Other Police Power Controls -- there are several other regulatory measures which will guide and control future development. These include the Building Code (Pacific Coast Uniform Code) as well as the Plumbing and Electrical Code. Placer County now has stringent controls on billboards, trailer court development and even esthetics; all of which are important to the future of this area. Various other county and state departments have similar controlling regulations.

5. Coordination: The greatest challenge for Plan implementation is to achieve systematic and effective coordination among all levels of government and the many public agencies operating or having interests in Placer County. The following actions are recommended:

a. Official and citizen concurrence with goals, development policies, and proposals of this General Plan.

b. Strengthen the structure and functions of the Placer County Planning Commission to assure implementation of all General Plans as integral to the planning process.

c. Develop a close knowledge and cooperation to programs being conducted or contemplated by state and federal agencies.

d. Develop procedures for referral and response to significant public and private development proposals within the area.

C. Appearance:

1. Special attention should be given to street furniture in the form of directional signs, litter cans, fences; abandoned structures and dead trees should be removed.

2. Utility lines should be required to be installed under ground in all new development areas.

3. A conscientious program of community landscaping, including tree planting, river beautification, and paint and clean up, should be initiated and continued.

4. Signs should be pleasing and harmonious to the buildings and uses advertised.

5. No billboards of any kind should be allowed in the valley.

6. Special efforts should be made to provide continuing maintenance, to remove litter and prohibit dumping.

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The principle by which all public policies are coordinated into a concert of action designed to implement the ((Development) Plan is an indispensable one. It is the unifying catalyst in the program for making the plan work.

In the past, it has been the tendency to form new Districts for each new service desired. These special districts have not followed consistent patterns, often overlapping each other. The establishment of a County Service Area offers a logical and reasonable form for providing the essential public services so necessary to the area's well being and which are the local community's responsibility. In addition to meeting basic water and sewer needs, this County Service Area could also supply recreational facilities and snow removal.

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D. Legal and Financial Considerations.

The present property owner's strong interest and concern in the continuing proper development and future of the area is perhaps the best current insurance available. This body now acting as a 'watchdog' to insure area amenity and value, cooperates with the Planning Commission and County officials in every way possible. In order to protect more fully the future, however, several legal steps should be made:

1. Form a private non-profit corporate Bear Creek Owner's Association. Seek membership by everyone. Ignore (for the time being) those who won't join, but push for all new owners as they arrive.
2. Deed Restrictions running with the land. Specific covenants, unique to this area should be evolved and filed as part of each subdivision. These should be similar in content, performance, standards and guarantees and will establish a private control to land uses; a means to prohibit or eliminate nuisances and insure esthetic aspects beyond police power capabilities.
3. Seek the transfer in fee of all present common lands to this Owner's Corporation in perpetuity. All taxes, insurance, maintenance and other charges to be paid and managed by this body with resultant tax advantages and more local control.
4. Establish all of BEAR CREEK VALLEY as a special combining zone under Placer County Ordinance requiring planned unit development approaches to all new development with residual green spaces (at an established minimum percentage) to be deeded to the Association. (1/) Densities would not and must not be changed.

While it is beyond the provisions of this report to investigate all the means of finance possibility, it must be assumed that the County will accept some responsibility for the operation, maintenance and policing of the various facilities, streets, etc. It is expected, however, that the public utilities will be operated as a private service. The local area, through the imposition of an "assessment" or other financing means, administered by the Home's Association, could assist materially in the provision of desired community facilities and amenities -- such as landscaping the creek, construction of a new swimming pool, tennis court or similar summer use activity.

(1/) Normally the problem of developing and administering open space -- in the desert, for example -- is extreme, however here it is merely a matter of not developing.

Design Innovations.

The best approach to more sympathetic development is through the "planned unit" idea. This method allows a defined "yield" from each parcel, but establishes a variety of design alternatives to obtaining it. Where a five acre parcel, for instance, at a normal "lot" pattern of 4 dwelling units/acre produces some 20 single family "lots" for individual homes (some of which would be difficult building sites or on less desirable ground, but all are sold and become "potentially buildable"), under a planned unit development, twenty dwelling units are still allowable, but they may be designed to one area of the five acre parcel, leaving the remainder permanently open, or perhaps on a basis of a series of townhouse complexes leaving a larger percent open or even a 20 unit lodge with almost all of the remaining ground vacant. This method has many additional advantages:

1. It enables more reasonable development, avoiding undesirable areas, steep slopes, creeks, drainage ways, etc.
2. It minimizes development construction, reducing cuts and fills, street improvement, drainage and maintenance, and reduces utility uses.
3. It tends to leave the ground in an undisturbed native condition thus avoiding runoff, siltation and scarring.
4. It establishes a variety of housing forms without overloading the land.
5. It creates a perpetual method of maintenance and control usually of a level far above the standard subdivision "home's association."
6. It greatly simplifies the problems of grounds maintenance by individual owners.
7. It facilitates the installation of group amenities (swimming pool, television antennae's, etc.).

There are, of course, some limitations; these include:

1. "Planned unit development" should be permitted only on "larger" sites unless the proposed development is a contiguous extension of an existing planned unit development.
2. All recreation elements intended exclusively for the benefit of the residents of the tract and maintained by a home owner's association to which each property owner must belong or by a duly established "district."
3. Future subdivision of the reserved recreation area for added residential units should be prohibited. All open space areas of the development are an integral part and perpetual part of the project.
4. All planned unit development must conform to densities prescribed by the Plan.
5. The location and arrangement of all buildings should consider the view, air and light of adjoining properties.

Cluster Subdivisions are recommended as a means to encourage greater living amenities. In this type of subdivision, uses are designated in densities, separated by enough space to give definition to each. Although the overall density conforms to zoning maps, the individual lots may be smaller than ordinary requirements. The remaining land is then held for common ownership of either the adjoining properties or the whole county. Cluster subdivisions have certain advantages over those which conform strictly to lot sizes and setbacks as established by zoning definition. Because of the flexibility allowed in site design, natural obstacles can be avoided, on-site work is diminished and the natural charm of the land can be preserved.

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6. All access streets should be dedicated to the county and developed to county standards. Where private roads are approved they should conform to county standards to insure acceptability if these access ways are ever offered for dedication.
7. The distance between the building and all property lines should at least equal the height of the building; land coverage should not exceed 25% of the total land area.
8. Open areas should be landscaped and maintained where required.

Perhaps the greatest single method of land use control is exercised in the police power concept of "zoning." This approach has been in use in Placer County for many years, is well advanced in application and acceptance, and currently is predicated on a high level of planning sophistication.

F. Zoning: Zoning patterns for Bear Creek should include:

1. A single family permanent residential category at about 4 dwelling units/acre (10,000 square foot lots or parcels). This is the standard TR-1 zone in the present Placer County Ordinance. Certain areas as indicated by the General Plan should also be zoned in a single family category but at a lower density, such as 1 to 2.5 dwelling units/acre (1 to $\frac{1}{2}$ acre lots). There does not appear to be a specific "Tahoe" zone covering this situation.

2. Multiple family zoned areas should include those sections shown on the General Plan as "apartments." These should not likely be classified in the TR-2 zone (low density multiple district) category permitting one dwelling unit/3300 square foot of lot area in multiple combinations and, of course, dependent upon the full provisions of all utilities; This produces a net density of about 13 units/acre, probably in excess of what is practical to topography, access, parking and siting considerations.

3. The General Plan also indicates an extensive campground area (for trailers, campers, etc.) on Forest Service ground northerly of Bear Creek at the mouth of the valley. This area should be developed at an overall density of not to exceed 6 units/acre (in order to preserve the wooded, open space attitude). While the TR-2 category might recognize this situation, the allowable 13 units/acre is excessive, while the TR-1 is too low a density and does not recognize trailers and campgrounds. A commercial classification is undesirable, although the whole matter may be academic since the land is under Federal ownership and control.

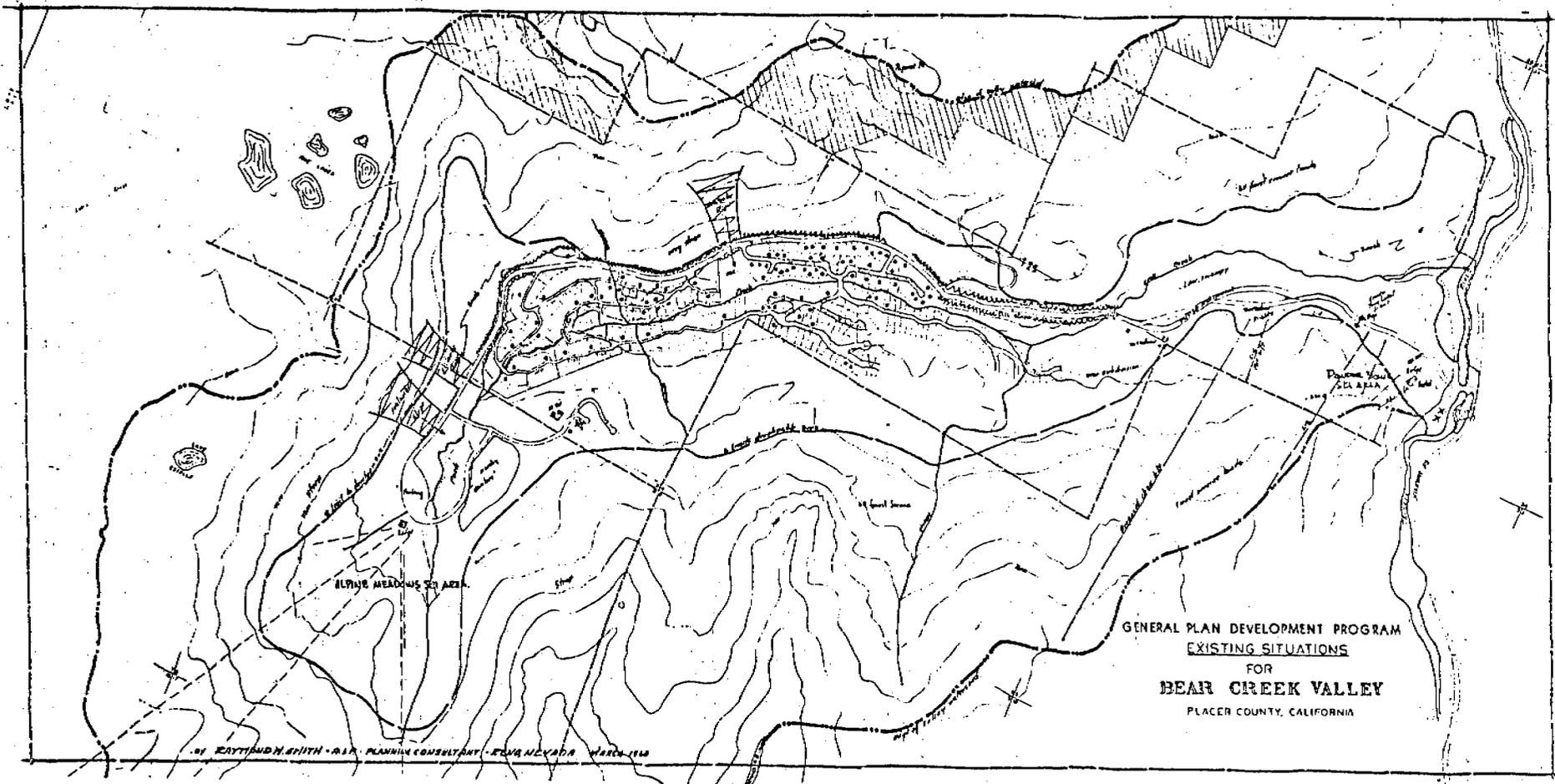
4. There is considerable park and "open space" shown on the plan; most, if not all, would fall under Sec. 8.100 (7) allowing private recreation lands, etc., and would also be zoned TR-1.

5. The various public uses such as the projected fire house, the septic tank plant, etc., could legally also be established under the TR-1 zone, although this will depend upon the nature of the surrounding classifications.

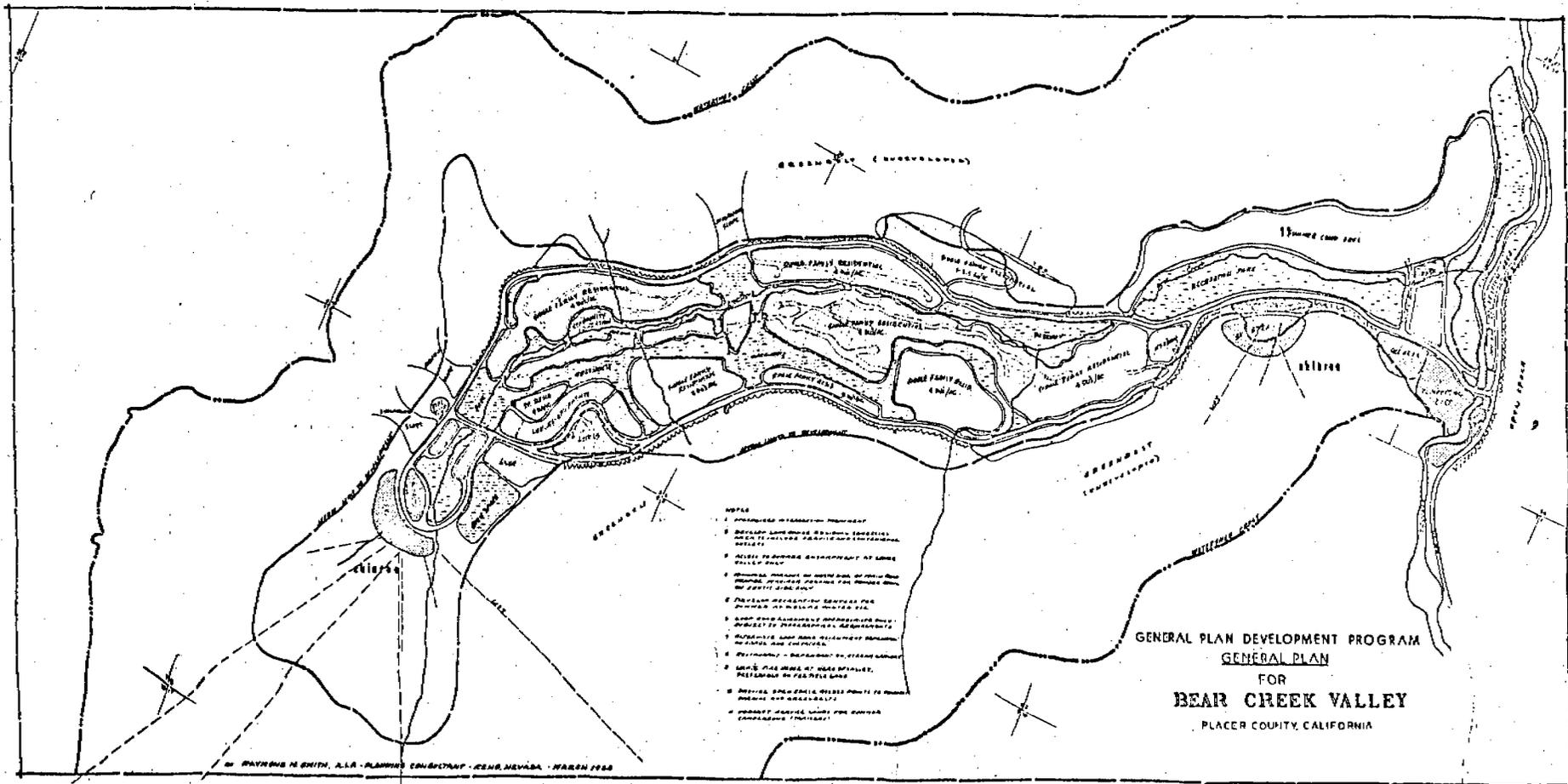
6. Apparently the "lodge" parcels -- as related to the ski areas -- should be classified TR-4 (Sec. 8.140 (3) subject to the other requirements, general and specific, of that classification.

7. The commercial areas as shown should be zoned in commercial classifications compatible with the general intent and uses desired as discussed herein. No industrial zoning is necessary or should be included.

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