NORTH TAHOE AREA GENERAL PLAN

April, 1996

Placer County Planning Department

BEFORE THE BOARD OF SUPERVISORS

COUNTY OF PLACER, STATE OF CALIFORNIA

In the matter of:
A RESOLUTION AMENDING RESOLUTION 2006-67 TO CORRECT A TYPOGRAPHICAL ERROR PERTAINING TO THE TAHOE VISTA COMMUNITY PLAN

Resolution No: 2008-63

The following **RESOLUTION** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held March 25, 2008 by the following vote on roll call:

Ayes: ROCKHOLM, WEYGANDT, UHLER, KRANZ, HOLMES

Noes: NONE

Absent: NONE

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
ATTEST

ANN HOLMAN
Clerk of the Board of Supervisors, County of Placer, State of California
Megan Catherow
Deputy Clerk

Signed and approved by me after its passage.

Jim Holmes

Attest:
Clerk of the Board

Ann Holman

WHEREAS, on April 6, 2006, the Placer County Board of Supervisors adopted Resolution 2006-67 to amend the Tahoe Vista Community Plan in association with the approval of the Tahoe Vista Chalet project (PSUB T20050934), and

WHEREAS, said resolution contained a typographical error and referenced APN 117-130-003 instead of the correct parcel, which is APN 117-130-033, and

WHEREAS, APB 117-130-003 was never a part of the Tahoe Vista Chalet project and any reference to APN 117-130-003 was erroneous, and

(See also REA-887)

t:\cmd\cmdp\michael\bos\eisenhard\resolution

WHEREAS, the County wishes to correct the record to clarify that the action on April 6, 2006, applied to APN 117-130-033 and APN 117-130-034,

NOW THEREFORE, THE BOARD OF SUPERVISORS, COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

The Tahoe Vista Community Plan shall be amended to change the maximum allowed density for Assessor Parcel Numbers 117-130-033 and 117-130-034 from 15 dwelling units per acre to 18 units per acre.

Any reference in the Tahoe Vista Community Plan to APN 117-130-003 from Resolution 2006-67 shall be corrected to change the maximum allowed density for that parcel from 18 dwelling units per acre back to 15 units per acre.

The changes shall be effective retroactive to April 6, 2006. This resolution corrects a typographical error and is not substantive in nature.

ATTACHMENT B

Rezone Exhibit for
APN 117-130-033 & 034

USE	MAXIMUM DENSITY
Residential	
Single-family dwelling	1 unit per parcel
Mobile Home dwelling	10 units per acre
Multiple family dwelling	15 units per acre
Multi-person dwelling	25 people per acre
Residential care	25 people per acre
Employee housing	As per the limitations above
Planned Development	18 units per acre

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I. INTRODUCTION

A. Purpose of the General Plan

Upon adoption, the North Tahoe Area General Plan will become the guiding doctrine for the goals, policies, and land development standards for the greater North Tahoe area for the following ten (10) years, approximately.

This Area General Plan is further unique in that it will incorporate, as an element thereof, the "Community Plans" for the downtown Kings Beach area, the Kings Beach Industrial Area, Tahoe Vista, Carnelian Bay, and the North Stateline area.

The Community Planning process is established through Chapter 14 of the Code of Ordinances of the Tahoe Regional Planning Agency (TRPA). The areas designated for Community Plan status are generally described in Section 14.3.A of the Code of Ordinances:

> "The area within the boundaries is an area where commercial uses are concentrated or should be concentrated; is served or easily served by transit systems; which has adequate highway access; which has or can have housing in the vicinity available for employees working in the area; and which otherwise qualifies as an area suitable for continued or increased levels of commercial activity. Some areas, because of their existing and proposed development patterns, may incorporate more than commercial use classifications."

While similar in nature, the "Area General Plan" and "Community Plan" have distinct statutory requirements, all of which are addressed in their respective documents.

In the case of the Area General Plan, this document incorporates the following state-mandated elements as part of the Plan: Land Use (Community Development), Circulation, Housing, Conservation, Open Space, Noise, and Safety. This document further includes optional elements for Recreation and Community Design, as well as the "Community Plan." Upon adoption, this Plan is intended to fully replace all or portions of the existing Area General Plans which currently govern this area, which include: The North Tahoe General Plan and the Lake Tahoe General Plan.

The Placer Countywide General Plan also affects this area. As stated in that Plan, adopted August 16, 1994, "The goals and policies contained in the Countywide General Plan are applicable throughout the county..." and " The goals and policies contained in the community plans," (and area general plans), "supplement and elaborate upon, but do not supersede, the goals and policies of the Countywide General Plan."

"For each part of the unincorporated county, there is only one applicable land use diagram and circulation plan diagram... Unincorporated territory covered by a community plan is subject to the specifications of the land use and circulation diagram contained in the applicable community plan." (or area general plan in this case.).

B. Description of the Study Area

The North Tahoe Area General Plan includes all of that portion of the north shore of the Placer County portion of the Lake Tahoe basin in the TRPA jurisdiction, easterly from Dollar Hill.

The area is generally bounded by the "Dollar Hill" area to the west, the Nevada State line to the east, the Tahoe basin rim to the north, and the Lake to the south.

Located near elevation 6200 in the Central Sierra Nevada Mountains, Lake Tahoe is a natural phenomenon of extraordinary beauty and a key attraction for year-round recreationists. The North Tahoe area features some of the most attractive and popular shoreline/beach areas in the entire Lake basin.

C. Planning Process

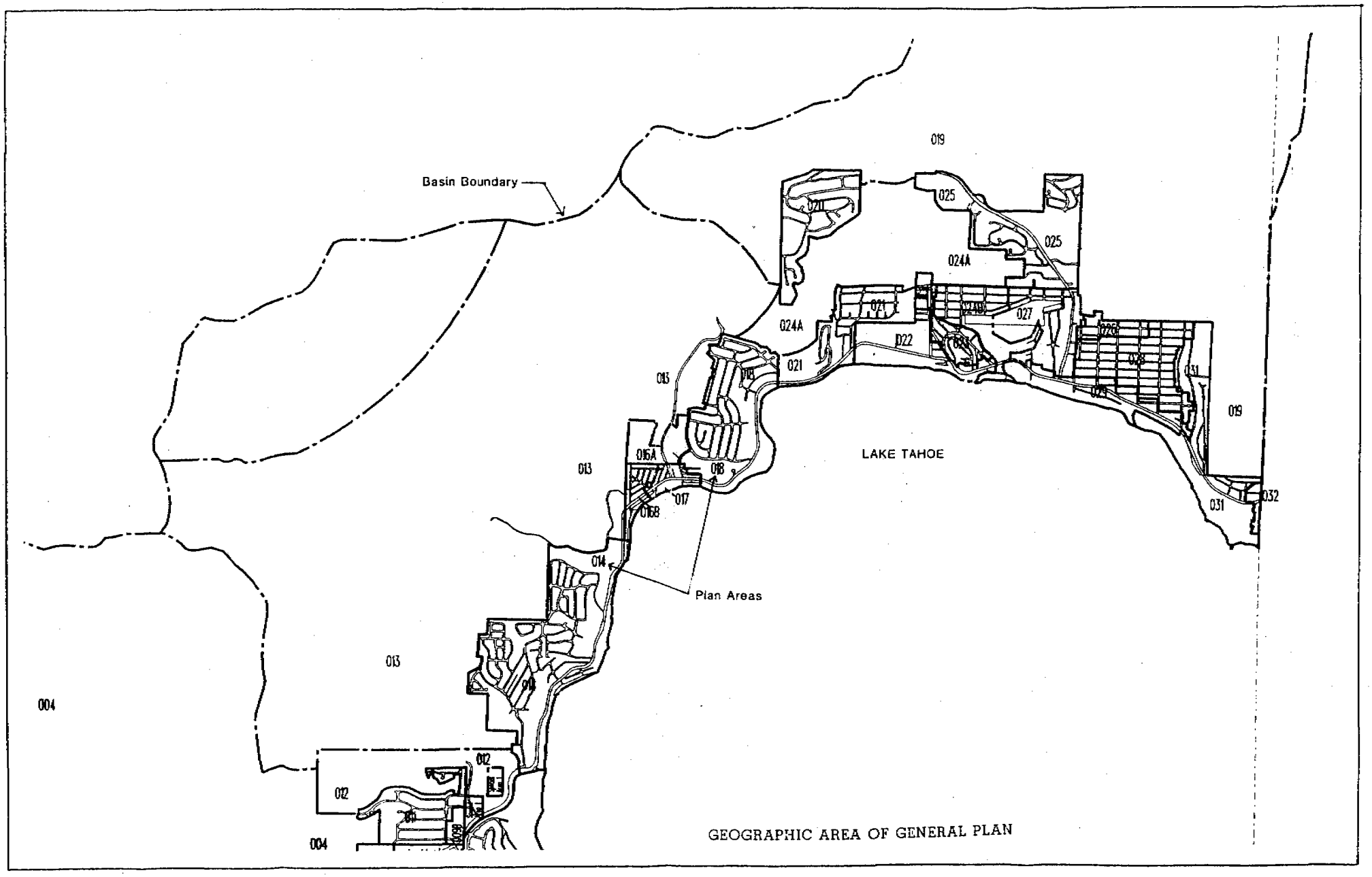
Because of the nature of this planning process, which involves, ultimately, adoption of a Community Plan and a General Plan, this exercise is a unique one.

The General Plan update is a work task that was directed by the Placer County Board of Supervisors in 1989, recognizing that the existing applicable Tahoe area General Plans and zoning, dating back to the 1960s, merited an update. A further intent has been to make the County's regulations more consistent with those of the TRPA. This process involves public hearings before the Placer County Planning Commission and Board of Supervisors as part of the adoption process.

The Community Plan process parallels the General Plan process, but is somewhat different.

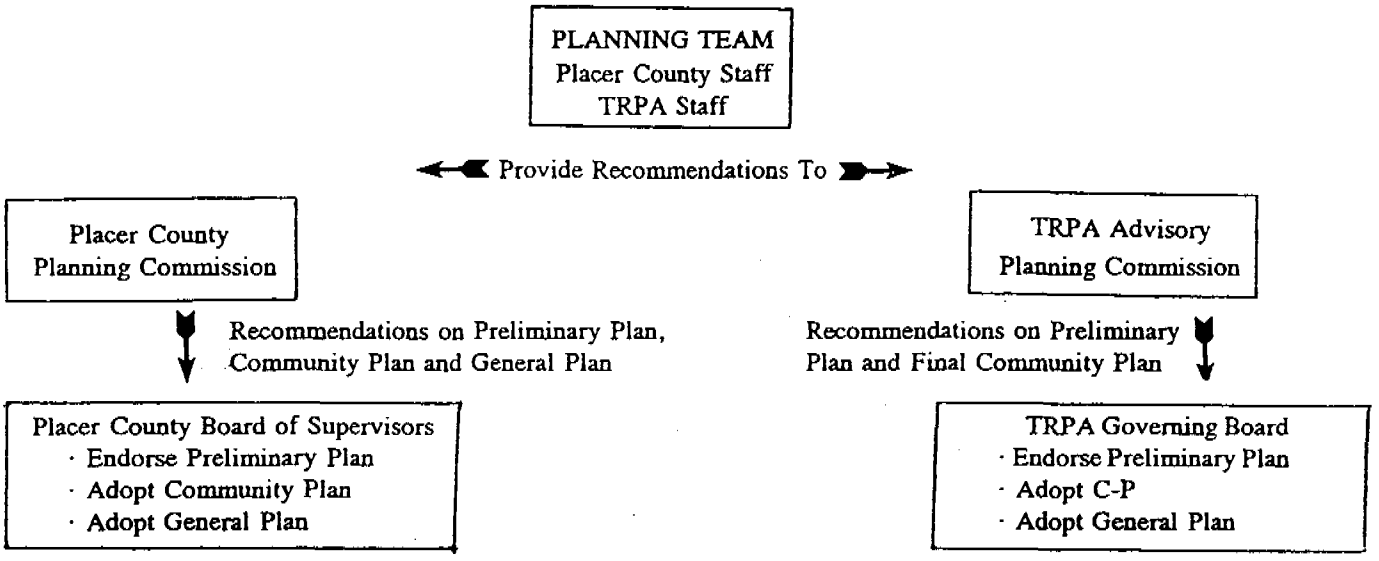
In 1987, the Placer County Board of Supervisors formed a group known as the North Tahoe Community Plan Team, whose duty it is to steer the development and adoption of the Community Plan.

There were two basic steps involved in the Community Plan process: endorsement of a "Preliminary Plan," followed by adoption of a "Final Plan." The endorsement and adoption shall take place through both the usual Placer County processes (Planning Commission and Board of Supervisors) and through the TRPA, by way of the Advisory Planning Commission and Governing Board.



GEOGRAPHIC AREA OF GENERAL PLAN

The following flow chart depicts the planning processes and participants.



All meetings of each of the entities listed above have been public meetings. The adopted Plan, therefore, reflects the input not only of the involved governmental bodies, but significant input from the general public as well.

II. COMMUNITY DEVELOPMENT ELEMENT/LAND USE ELEMENT

This section incorporates state-mandated elements for Housing and Land Use.

A. Housing/Residential Land Use

The purpose of this section is to discuss the existing situation relative to the developed housing stock of the area, and to analyze expected development into the 10-year life of the Plan.

Existing Situation

As of the 1990 census, there were approximately 2400 housing units within the Community Plan and General Plan area.

There is a wide variety of housing units in the General Plan area, with a significant number of condominium units, typical of a vacation/resort community, as well as a mix of single family dwellings, multiple residential units, and units originally constructed for transient occupancy converted to housing.

Since the mid 1970's, construction of new single family dwellings in the Placer County portion of the Lake Tahoe basin has been under an annual limitation regulation of one kind or another. Initially, sewer connection permits were allocated on an annual basis due to sewage treatment capacity limitations.

From 1981 through 1983, the allocation "unit" was changed from sewer permits to building permits, but development limits were still in place at that time under the provisions of the TRPA bi-state compact.

In 1984 and 1985, the litigation between the TRPA and the California Attorney General and League to Save Lake Tahoe resulted in a preliminary injunction which, among other things, prevented issuance of any new single family permits.

The 1986 TRPA Regional Plan further established an annual allocation quota for Placer County for years 1986 through 1991, ranging between 60-100 permits per year, approximately. For purposes of projecting new housing starts in this Plan, it will be assumed that 60-100 permits per year will be the annual permit limit for Placer County, a portion of which will go to the remaining undeveloped, buildable lots in the North Tahoe General Plan area.

It is a further assumption of this Plan that the TRPA prohibition on the creation of new subdivisions that would increase development potential will remain in effect, thereby keeping the allotted number of new housing starts to the current inventory of existing subdivided lots.

It can be speculated that among the anticipated 60-100 new housing permits per year over the 10 year life of the Plan, approximately half of those will fall within this Plan's jurisdiciton. On an annual basis, this would equate to about a 1.6% yearly increase.

In terms of multi-residential allocations, the Plan provides for a total of 1600 such units over a 20-year period to be used as bonus units in conjunction with transfers of development rights. These units are to be made a part of the total available allocation pool under the Regional Plan.

The Regional Plan also allows for the development of affordable housing, which is outside the constraints of the allocation system.

In terms of administration of the allocation program, two methods have been used by Placer County -- a random selection process and a "first come/first serve." The first come/first serve program was first initiated as part of the 1987 allocation method under this Plan. However, the allocation selection process is to be determined by the Placer County Board of Supervisors, and is subject to review and modification on an annual basis.

Regardless of the selection method, the important concept from this Housing Element is that new residential construction will be subject to growth control restrictions of the TRPA, and that buildout of the remaining buildable lots in the General Plan area will occur on a gradual basis within the 10 year life of the Plan and perhaps beyond that.

The primary area in which some discretionary control remains with the issue of housing has to do with the area of affordable housing, which as stated previously, is outside the confines of the allocation program. Through the formulation of policy positions during the drafting of the Plan Area Statements, there was a consensus for a need for more affordable housing in the area.

GOALS AND POLICIES

Goals

1. Continue to administer the TRPA-established residential allocation system in a fair and efficient fashion for prospective home builders.

2. Provide opportunities for affordable senior housing in appropriate areas where public transportation is easily available, where neighborhood retail facilities exist, and where such a project will be compatible with surrounding land uses.

3. Provide opportunities for employee housing in appropriate areas, through use of the "affordable" housing pool, conversion of existing tourist-accommodation multiple unit structures or trailer parks, as a requirement of project approval for large-scale projects, and other appropriate means.

Policies

1. The Board of Supervisors will provide policy direction to the Department of Planning and Building Inspection on allocation procedures, based on an analysis of existing conditions, past experience, and anticipated demand.

2. Require larger scale commercial, recreational, and tourist accommodation projects to contribute their fair share toward providing employee housing.

B. Commercial Land Use

This section addresses commercial land use development in the greater North Tahoe Area General Plan. There are several general areas of existing commercial development in the Plan Area, including Carnelian Bay, Tahoe Vista along State Route 28, Tahoe Vista along National Avenue, downtown Kings Beach, Kings Beach commercial/industrial in the Speckled Avenue neighborhood, and Stateline.

For more detailed and specific analysis of these commercial areas, the Community Plan documents should be consulted.

In general terms, the themes for these various commercial nodes are as follows: Carnelian Bay/Local Serving Retail and Services/Recreation; Tahoe Vista/Major Tourist Accommodations, Retail and Services, Industrial; Kings Beach/Major Retail and Services, Major Tourist Accommodations, Recreation; Kings Beach Industrial/Industrial, Storage, and Services; Stateline/Major Tourist Accommodations, Retail, and Services.

C. Recreational Land Use/Open Space

The North Tahoe General Plan area affords a significant amount of recreational opportunities, public open space areas, and parklands.

Many of these areas are situated within the boundaries of the Community Plans, and are therefore analyzed in greater detail in the Community Plan documents.

Among the other recreation facilities that exist outside the boundaries of the Community Plans are the following:

1. **North Tahoe Regional Park**

This property is located at the north end of National Avenue/Gun Club Road in Tahoe Vista in Plan Area 024A. It is owned and operated by the North Tahoe Public Utility District (NTPUD), and features ball fields for organized sports, tennis courts, playgrounds, hiking trails, picnic areas, and an off-road vehicle course. It is the largest facility of its kind at the north shore of Lake Tahoe.

2. **Moon Dunes Beach**

This property is a shoreline parcel in the Tahoe Vista area (Plan Area 027) that serves as a popular beach facility. It is owned in part by Placer County and the California Tahoe Conservancy.

3. **Old Brockway Golf Course**

This facility is a privately owned and operated, popular nine-hole course located near the intersection of State Routes 28 and 267 in Kings Beach. Possibilities exist for the expansion of the course to a full 18-hole course. It is located in Plan Area 027.

4. **U.S. Forest Service Lands**

A large portion of the General Plan area (primarily in the northern area of the Plan) is comprised of federal property of the U.S. Forest Service. These lands are managed for multiple uses, one of which is for dispersed recreational purposes. These lands include many miles of roads used for hiking, biking, off-road vehicle travel, and nordic skiing.

D. Description of Land Use Districts

The regulations for permitted land use activities under the TRPA Regional Plan are set forth in a format known as Plan Area Statements (PAS).

It is the intention of the North Tahoe Area General Plan to use a version of the Plan Area Statements as the governing land use regulatory mechanism for those areas within the General Plan boundaries. Not all aspects of the Plan Area Statements are proposed for adoption, in that certain portions of the accompanying text for the PAS specifically relate to programs or policies unique to TRPA that are not necessarily those of Placer County, nor that Placer County is obligated to implement.

The version of the Plan Area Statements proposed for adoption primarily incorporates a set of identified allowed land uses (A) and special land uses (S). The "A" uses are

considered allowed as a matter of right, whereas "S" uses require a Conditional Use Permit.

It is the intent of this Plan to have the Ordinances of the County as consistent as possible with those of the TRPA. In some cases, some "allowed" uses under the TRPA PAS are proposed for conversion to "special" uses by Placer County or the reverse. Any discrepancies encountered are intended to be adjusted by means of Plan Amendments through the TRPA.

The Land Use Districts of the North Tahoe General Plan provide both the General Plan and Implementing Ordinance in one document. Thus, the General Plan will supersede and replace the former "precise zoning" that had previously been the implementation mechanism.

There are two basic components to the Land Use District designations--the land use classifications and management strategies. There are five 5 land use categories, which are "Conservation", "Recreation", "Residential," "Commercial and Public Service," and "Tourist." The three (3) management strategies are "maximum regulation", "development with mitigation", and "redirection of development."

Chapter 13 of the TRPA Code of Ordinances provides descriptions of both the land use classifications and management strategies, which are adopted through this document. Section 14.5.B(1) of the Code of Ordinances is as follows:

(1) Land Use Classifications: The land use classifications are:

(a) Conservation Areas: Conservation areas are areas with value as primitive or natural areas, with strong environmental limitations on use, and with a potential for dispersed recreation or low intensity resource management. Conservation areas include:

(i) public lands already set aside for this purpose;

(ii) high-hazard lands, stream environment zones, and other fragile areas, without substantial existing improvements;

(iii) isolated areas which do not contain the necessary infrastructure for development;

(iv) areas capable of sustaining only passive recreation or nonintensive agriculture; or

(v) areas suitable for low-to-moderate resource management.

(b) Recreation Areas: Recreation areas are areas with good potential for developed outdoor recreation, park use, or concentrated recreation. Lands which are identified as recreation areas include:

(i) areas of existing private and public recreation use;

(ii) designated local, state, and federal recreation areas;

(iii) areas without overriding environmental constraints on resource management or recreational purposes; or

(iv) areas with unique recreational resources which may service public needs, such as beaches and ski areas.

(c) Residential Areas: Residential areas are areas having potential to provide housing for the residents of the Region. In addition, the purpose of this classification is to identify density patterns related to both the physical and manmade characteristics of the land and to allow accessory and nonresidential uses that complement the residential neighborhood. These lands include:

(i) areas now developed for residential purposes;

(ii) areas of moderate-to-good land capability;

(iii) areas serviced by utilities; or

(iv) areas of centralized location in close proximity to commercial services and public facilities.

(d) Commercial and Public Service Areas: Commercial and public service areas are areas that have been designated to provide commercial and public services to the Region or have the potential to provide future commercial and public services. The purpose of this classification is to concentrate such services for public convenience, separate incompatible uses, and allow other non-commercial uses if they are compatible with the purpose of this classification and other goals of the Regional Plan. These lands include:

(i) areas now developed for commercial or public service uses;

(ii) in the case of public services, lands designated for, or in, public ownership;

(iii) areas suitable to encourage the concentration of compatible services;

(iv) areas of good-to-moderate land capability;

(v) areas with adequate public services and transportation linkages.

(e) Tourist Areas: Tourist areas are areas that have the potential to provide intensive tourist accommodations and services or intensive recreation. This land use classification also includes areas recognized by the Compact as suitable for gaming. These lands include:

(i) areas now developed with high concentration of visitor accommodations and related uses;

(ii) lands on which gaming is a permitted and recognized use;

(iii) lands of good-to-moderate land capability; or

(iv) areas with adequate public services and transportation linkages.

(2) Management Strategies: The management strategies are:

(a) Maximum Regulation: The maximum regulation designation applies primarily to conservation areas. Areas with this designation shall be strictly regulated to ensure preservation and enhancement of the existing environment, with little or no additional development of residential, commercial, tourist, recreational or public service uses.

(b) Development with Mitigation: The development with mitigation designation is the predominant management strategy. Most areas of existing residential or recreational use carry this designation. Areas with this designation can accommodate additional development if the impacts are fully mitigated and the land is capable of withstanding the use. Both on-site and off- site mitigation of environmental impacts from development shall be required.

(c) Redirection of Development: The redirection of development designation is designed primarily to improve environmental quality and community character by changing the direction of development or density through relocation of facilities and rehabilitation or restoration of existing structures and uses. The purpose of this designation is to reduce impervious coverage, restore natural environments, improve the efficiency of transportation systems, improve scenic quality and provide high quality facilities for residents and visitors alike. Local government participation in redevelopment of appropriate areas shall be encouraged.

F. Plan Area Statements

The following section addresses the proposed Plan Area Statements of the North Tahoe Area General Plan.

The definitions of terms used in the Section on Permissible Uses are those found in Chapters 2 (Definitions), and 18 (Permissible Uses), of the TRPA Code.

Under the "Permissible Uses" section of all Plan Areas, special uses require either a "Conditional Use Permit" (CUP), or "Minor Use Permit" (MUP), as set forth in the Placer County Zoning Ordinance. The "S" uses listed shall be MUPs unless otherwise noted.

PLAN AREA STATEMENTS
Greater North Tahoe General Plan

Plan Area	Name	Land Use	Management Strategy	General Plan	Community Plan
013	Watson Creek	Conservation	Mitigation	*	
014	Cedar Flat	Residential	Mitigation	*	
016A	Carnelian Woods	Residential	Mitigation	*	
016B	Carnelian Bay Subdivision	Residential	Mitigation	*	
017	Carnelian Bay	Tourist	Redirection		*
018	Flick Point/Agate Bay	Residential	Mitigation	*	
019	Martis Peak	Conservation	Mitigation	*	
020	Kingswood West	Residential	Mitigation	*	
021	Tahoe Estates	Residential	Mitigation	*	
022	Tahoe Vista Commercial	Tourist	Redirection		*
023	Tahoe Vista Subdivision	Residential	Mitigation	*	
024A	North Tahoe Recreation Area	Recreation	Mitigation	*	
024B	Snow Creek	Recreation	Mitigation	*	
025	Kingswood East	Residential	Mitigation	*	
026	Kings Beach Industrial	Commercial/ Public Service	Redirection		*
027	Woodvista	Residential	Mitigation	*	
028	Kings Beach Residential	Residential	Redirection	*	
029	Kings Beach Commercial	Commercial/ Public Service	Redirection		*
031	Brockway	Residential	Mitigation	*	
032	North Stateline Casino Core	Tourist	Redirection		*

013 -- WATSON CREEK

PLAN DESIGNATION:

Land Use Classification - CONSERVATION

Management Strategy - MITIGATION

DESCRIPTION:

Location: This is a large Plan Area that covers backdrop country between Dollar Point and Flick Point.

Existing Uses: The Plan Area is mostly undeveloped and in public ownership. Existing uses are mostly limited to dispersed-types of recreation and to timber management.

Existing Environment: This area has a good mixture and distribution of plant communities, but mature fir trees still dominate the overall plant composition. Much of the area has good land capability.

PLANNING STATEMENT: This planning area should be managed with an emphasis on providing improved opportunities for dispersed recreation and timber harvest.

SPECIAL POLICIES:

1. The development or relocation of recreational facilities should be limited to good capability lands within close proximity to urban services.

2. Some bank stabilization and fish passage barrier removal work should be performed on Watson Creek.

Permissible Uses: The following list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered non-conforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area, unless determined by the Planning Commission to be similar in nature.

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

Residential	-	Summer homes (S). (Refer to TRPA list of definitions.)
Public Service	-	Transmission and receiving facilities (S) and pipelines and power transmission (S).

Recreation	-	Day use areas (A), developed campgrounds (S), off-road vehicle courses (S), outdoor recreation concessions (S), riding and hiking trails (A), rural sports (S), group facilities (S), undeveloped campgrounds (S), and snowmobile courses (S).
Resource Management	-	Forest management practices (A), erosion control (A), runoff control (A), and SEZ restoration (A).

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

USE	MAXIMUM DENSITY
Residential	
Summer Homes	1 unit per parcel
Recreation	
Developed Campgrounds	8 sites per acre
Group Facilities	25 persons per acre

Parking Requirements

a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely on-site.

b. Other Uses - Refer to Parking Standards in the Appendix.

Height Restrictions - The maximum permitted height shall be as established in Chapter 22 of the TRPA Code.

Setbacks

a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line, or as required by TRPA, whichever is more restrictive.

b. Side setbacks - A total of 15 ft., with a 5 ft. minimum, or as required by TRPA, whichever is more restrictive.

c. Rear setback - 10 ft., or as required by TRPA, whichever is more restrictive.

Minimum Building Site - The minimum building site size shall be 10,000 sq. ft.

014 -- CEDAR FLAT

PLAN DESIGNATION

Land Use Classification - RESIDENTIAL

Management Strategy - MITIGATION

DESCRIPTION:

Location: This area is located in the Cedar Flat area north of Dollar Point.

Existing Uses: The area consists of older, low density residential subdivisions. The entire length of the shoreline below the highway is single family residential with minor access to a county-owned strip of shoreline. The area is approximately 75 percent built-out.

Existing Environment: The lands are classified 60 percent low hazard, 20 percent high hazard and 20 percent moderate hazard. The high hazard and steeper lands are located along the shoreline, which is a tolerance district 2 and 4, and is designated as prime fish habitat. The land coverage is 15 percent, plus an additional 25 percent disturbed.

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

SPECIAL POLICIES:

1. Future use of the littoral strip of land known as Lake Forest #2 should balance private pier and buoy uses with public recreation and fishery management.

2. Attention should be given to an overall hydrologic study of the area and appropriate remedial actions to correct whatever problems exist.

Permissible Uses: The following list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered non-conforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area, unless determined by the Planning Commission to be similar in nature.

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

Residential - Single family dwelling (A), accessory buildings and uses customarily accessory to any single family dwelling on the same site, including tool shed, garage, greenhouse, guest house (1 acre minimum), home occupation.

Public Service	-	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S/CUP), public utility centers (S), churches (S), local post offices (S), and day care centers for six children or less (A), day care centers for more than six children (S).
Recreation	-	Participant sports facilities (S), day use areas (A), riding and hiking trails (A), and beach recreation (A).
Resource Management	-	Forest management practices (A), erosion control (A), SEZ restoration (A), and runoff control (A).

Shorezone: The following structures or uses may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

Tolerance District 2

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

Tolerance District 4

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

Maximum Densities: The following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive programs, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel

Parking Requirements:

a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely on-site.

b. Other Uses - Refer to Parking Standards.

Height Restrictions: The maximum permitted height shall be as established in Chapter 22 of the TRPA Code.

Setbacks:

a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line, or as required by TRPA, whichever is more restrictive.

b. Side setbacks - A total of 15 ft., with a 5 ft. minimum, or as required by TRPA, whichever is more restrictive.

c. Rear setback - 10 ft., or as required by TRPA, whichever is more restrictive.

Minimum Building Site: The minimum building site size shall be 10,000 sq. ft.

015 -- NORTH STAR

PLAN DESIGNATION:

Land Use Classification - RECREATION

Management Strategy - MITIGATION

DESCRIPTION:

Location: This area is located at the Basin boundary adjacent to the Northstar Ski Area.

Existing Uses: This area is far removed from any type of urban services and is relatively undisturbed.

Existing Environment: Mature stands of white and red fir occupy most of the area. Land capability is low to moderate hazard.

PLANNING STATEMENT: This area is best suited for low intensive resource management, although some opportunity for ski trail expansion should be provided.

SPECIAL POLICIES:

1. Coordination should be made between the USFS and operators of the Northstar ski facility to assess the feasibility and demand for expanding the Northstar operations into this planning area.

2. Ski expansion within the Basin should be limited to lifts and runs, and possibly day lodge facilities. Access should be from base facilities outside the Basin.

3. Base facilities for cross country ski and snowmobile courses should be located outside the Basin.

Permissible Uses: The following list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered non-conforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area, unless determined by the Planning Commission to be similar in nature.

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

Public Service	-	Transmission and receiving facilities (S) and pipelines and power transmission (S).
Recreation	-	Cross country skiing courses (S), riding and hiking trails (A), skiing facilities (S), and snowmobile courses (S).
Resource Management	-	Forest management practices (A), erosion control (A), runoff control (A), and SEZ restoration (A).

Maximum Densities: The following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive programs, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITIES
There are no Plan Area maximum allowable densities.	

Parking Requirements:

a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely on-site.

b. Other Uses - Refer to Parking Standards.

c. Parking for Ski Facilities

1. Each operator of a ski lift facility constructed after, or enlarged in capacity after the effective date of this section, shall provide parking spaces in accordance with the provisions of this section.

2. Parking required hereunder shall be provided in accordance with the following formula:

A = Number of required parking spaces
B = Vertical rise of ski lift facility in feet
C = Capacity in persons per hour of ski lift facility

$$A = \frac{B \times C}{4000} \times 80\% \text{ (design capacity)}$$

3. In the event that the formula above results in less than 50 parking spaces, a minimum of 50 parking spaces shall be provided.

4. For ski lift facilities merely enlarged subsequent to the effective date of this section, parking under the formula herein need be provided only as to such increased capacity.

Height Restrictions: The maximum permitted height shall be as established in Chapter 22 of the TRPA Code.

Setbacks

a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line, or as required by TRPA, whichever is more restrictive.

b. Side setbacks -- A total of 15 ft., with a 5 ft. minimum, or as required by TRPA, whichever is more restrictive.

c. Rear setback -- 10 ft., or as required by TRPA, whichever is more restrictive.

Minimum Building Site - The minimum building site size shall be 10,000 sq. ft.

016A -- CARNELIAN WOODS

PLAN DESIGNATION:

Land Use Classification - RESIDENTIAL

Management Strategy - MITIGATION

DESCRIPTION:

Location: This area is located in the Carnelian Creek area.

Existing Use: The area includes a condominium development known as Carnelian Woods. This area is approximately 75 percent built out.

Existing Environment: This area is classified primarily low hazard with a large portion of SEZ.

PLANNING STATEMENT: This area should continue to be residential, maintaining the established character of the neighborhood.

SPECIAL POLICIES:

1. The build out of remaining condominium development is contingent on SEZ restoration.

Permissible Uses: The following list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered non-conforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area, unless determined by the Planning Commission to be similar in nature.

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

Residential	-	Single family dwelling (A); Accessory buildings and uses customarily accessory to any single family dwelling on the same site including tool shed, garage, greenhouse, guest house (1 acre minimum), home occupation.
Public Service	-	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (A), and public utility centers (S).

Recreation	-	Participant sports facilities (S), day use areas (A), and riding and hiking trails (A).
Resource Management	-	Forest management practices (A), erosion control (A), SEZ restoration (A), and runoff control (A).

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

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

Parking Requirements

a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely on-site.

b. Other Uses - Refer to Parking Standards.

Height Restrictions: The maximum permitted height shall be as established in Chapter 22 of the TRPA Code.

Setbacks

a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line, or as required by TRPA, whichever is more restrictive.

b. Side setbacks - A total of 15 ft., with a 5 ft. minimum, or as required by TRPA, whichever is more restrictive.

c. Rear setback - 10 ft., or as required by TRPA, whichever is more restrictive.

Minimum Building Site - The minimum building site size shall be 10,000 sq. ft.

016B -- CARNELIAN BAY SUBDIVISION

PLAN DESIGNATION:

Land Use Classification	-	RESIDENTIAL
Management Strategy	-	MITIGATION

DESCRIPTION:

Location: This area is located west of Carnelian Creek.

Existing Use: The area includes the older residential area to the west of Carnelian Creek. The shoreline is low density residential with a small county-owned strip of land. This area is approximately 75 percent built out.

Existing Environment: This area is classified primarily low hazard with some SEZ. Land coverage and disturbance is high. The shorezone is classified as tolerance districts 4 and 6 and prime fish habitat.

PLANNING STATEMENT: This area should continue to be residential, maintaining the established character of the neighborhood.

SPECIAL POLICIES: Future use of the littoral strip of land known as Lake Forest #2 should balance private pier and buoy uses with public recreation and fishery management.

Permissible Uses: The following list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered non-conforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area, unless determined by the Planning Commission to be similar in nature.

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

Residential	-	Single Family Dwelling (A).
Public Service	-	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S/CUP), public utility centers (S), and local post offices (S).
Recreation	-	Participant sports facilities (S), day use areas (A), riding and hiking trails (A), and beach recreation (A).

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

Shorezone: The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

Tolerance Districts 4 and 6

Primary Uses	-	Beach recreation (A), safety and navigational devices (A), and salvage operations (A).
Accessory Structures	-	Buoys (A), piers (A), fences (S)*, boat ramps (S), breakwaters or jetties (S), floating docks and platforms (A), shoreline protective structures (S), and water intake lines (S).
		*The use of fences is (A) if located above high water and in conformance with all other requirements.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel

Parking Requirements

a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely on-site.

b. Other Uses - Refer to Parking Standards.

Height Restrictions - The maximum permitted height shall be as established in Chapter 22 of the TRPA Code.

Setbacks

a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line, or as required by TRPA, whichever is more restrictive.

b. Side setbacks - A total of 15 ft., with a 5 ft. minimum, or as required by TRPA, whichever is more restrictive.

c. Rear setbacks - 10 ft., or as required by TRPA, whichever is more restrictive.

Minimum Building Site - The minimum building site size shall be 10,000 sq. ft.

018 -- FLICK POINT/AGATE BAY

PLAN DESIGNATION:

Land Use Classification	-	RESIDENTIAL
Management Strategy	-	MITIGATION

DESCRIPTION:

Location: This area is located between Carnelian Bay and Tahoe Vista.

Existing Use: The area is a low density single family dwelling residential area. The shoreline is devoted to single family dwellings. This area is approximately 80 percent built out.

Existing Environment: The area is a mixture of 5- percent high hazard and 50 percent low and moderate hazard. The shoreline is classified as tolerance districts 6 and 2 with some prime fish habitat. The land coverage is approximately 15 percent plus an additional 30 percent disturbed.

PLANNING STATEMENT: This area should continue to be residential, maintaining the existing character.

Permissible Uses: The following list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses no listed shall be considered non-conforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area, unless determined by the Planning Commission to be similar in nature.

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

Residential	-	Single family dwelling (A), accessory buildings and uses customarily accessory to any single family dwelling on the same site, including tool shed, garage, greenhouse, guest house (1 acre minimum), home occupation.
Public Service	-	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S/CUP), public utility centers (S), churches (S), local post offices (S), day care centers up to six children (A), day care for more than six children (S).

Recreation	-	Participant sports facilities (S), day use areas (A), riding and hiking trails (A), and beach recreation (A).
Resource Management	-	Forest management practices (A), erosioncontrol (A), SEZ restoration (A), and runoff control (A).

Shorezone: The following structures or uses may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

Tolerance District 2

Primary Uses	-	Safety and navigation devices (A) and salvage operations (A).

Tolerance District 6

Primary Uses	-	Beach recreation (A), safety and navigation devices (A), and salvage operations (A).
Accessory Structures	-	Buoys (A), piers (A), fences (A), boatramps (S), breakwaters or jetties (S), floating docks and platforms (A), shoreline protective structures (S), and water intake lines (S).

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

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel

Parking Requirements

a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely on-site.

b. Other Uses - Refer to Parking Standards.

Height Restrictions - The maximum permitted height shall be as established in Chapter 22 of the TRPA Code.

Setbacks

a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line, or as required by TRPA, whichever is more restrictive.

b. Side setbacks - A total of 15 ft., with a 5 ft. minimum, or as required by TRPA, whichever is more restrictive.

c. Rear setback - 10 ft., or as required by TRPA, whichever is more restrictive.

Minimum Building Site - The minimum building site size shall be 10,000 sq. ft.

019 - MARTIS PEAK

PLAN DESIGNATION:

Land Use Classification - CONSERVATION

Management Strategy - MITIGATION

DESCRIPTION:

Location: This is a large Plan Area extending north from the Kings Beach area to the Basin boundary.

Existing Uses: Most of the Plan Area is undeveloped and is currently being managed for natural resource values. Urban services are largely lacking, and dirt logging roads are dispersed throughout the Plan Area. An unimproved subdivision is located in the backdrop of this Planning Area and off-road vehicle use is popular.

Existing Environment: This area is mostly covered by mature conifers, although a wide mixture of other plant communities are also present. The higher elevations in the planning area offer spectacular views of Lake Tahoe and surrounding regions. Excellent wildlife habitat occurs in this planning area and opportunities exist for dispersed forms of recreation. Good capability lands are intermixed with mostly high-hazard lands.

PLANNING STATEMENT: This area should be reserved for moderate to intensive resource management to include timber management programs that enhance the wildlife, recreational, and vegetation resources.

SPECIAL POLICIES:

1. Unimproved roads in the area should be closed and revegetated or be brought up to Section 208 water quality standards to eliminate associated erosion problems.

2. Water diversions on Griff Creek should not be allowed to impact the stream fishery.

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

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

Residential	-	Summer homes(S).
Public Service	-	Transmission and receiving facilities (S), transportation routes (S/CUP), pipelines and power transmission (S), and local public health and safety facilities (S).
Recreation	-	Day use areas, developed campgrounds (S), riding and hiking trails (A), rural sports (S), off-road vehicle courses (S), outdoor recreation concessions (S), snowmobile courses (S), group facilities (S), and undeveloped campgrounds (S).
Resource Management	-	Forest management practices (A), erosion control (A), runoff control (A), and SEZ restoration (A).

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

USE	MAXIMUM DENSITY
Residential	
Summer Home	1 unit per parcel
Recreation	
Developed Campgrounds	8 sites per acre
Group Facilities	25 persons per acre

Parking Requirements

a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely on-site.

b. Other Uses - Refer to Parking Standards.

Height Restrictions - The maximum permitted height shall be as established in Chapter 22 of the TRPA Code.

Setbacks

a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line, or as required by TRPA, whichever is more restrictive.

b. Side setbacks - A total of 15 ft., with a 5 ft. minimum, or as required by TRPA, whichever is more restrictive.

c. Rear setback - 10 ft., or as required by TRPA, whichever is more restrictive.

Minimum Building Site - The minimum building site size shall be 10,000 sq. ft.

020 -- KINGSWOOD WEST

PLAN DESIGNATION:

Land Use Classification	-	RESIDENTIAL
Management Strategy	-	MITIGATION

DESCRIPTION:

Location: This area is located south of Highway 267 and north of Tahoe Vista.

Existing Uses: This is a newer low density residential subdivision that is approximately 40 percent built-out.

Existing Environment: This area is 34 percent high hazard and 66 percent moderate hazard. The land coverage is ten percent and an additional 30 percent disturbed.

PLANNING STATEMENT: This area should continue to be residential, maintaining the existing character of the neighborhood.

SPECIAL POLICIES:

1. The possibility of providing a second access to this area should be investigated.

PERMISSIBLE USES: The following list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered non-conforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area, unless determined by the Planning Commission to be similar in nature.

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

Residential	-	Single family dwelling (A). Accessory buildings and uses customarily accessory to any single family dwelling on the same site, including tool shed, garage, greenhouse, guest house (1 acre minimum), home occupation.
Public Service	-	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S/CUP), public utility centers (S), and local post offices (S).

Recreation	-	Participant sports facilities (S), day use areas (A), and riding and hiking trails (A).
Resource Management	-	Forest management practices (A), erosion control (A), SEZ restoration (A), and runoff control (A).

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

Parking Requirements

a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely on-site.

b. Other Uses - Refer to Parking Standards.

Height Restrictions - The maximum permitted height shall be as established in Chapter 22 of the TRPA Code.

Setbacks

a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft, from the property line, or as required by TRPA, whichever is more restrictive.

b. Side setbacks - A total of 15 ft., with a 5 ft. minimum, or as required by TRPA, whichever is more restrictive.

c. Rear setback - 10 ft., or as required by TRPA, whichever is more restrictive.

Minimum Building Site - The minimum building site size shall be 10,000 sq. ft.

021 -- TAHOE ESTATES

PLAN DESIGNATION:

Land Use Classification	RESIDENTIAL
Management Strategy	MITIGATION

DESCRIPTION:

Location: This area is located on the west and north sides of the Tahoe Vista commercial area.

Existing Use: This is an older low density residential area that is 60 percent built out.

Existing Environment: The area is classified 20 percent moderate and 80 percent low hazard. Land coverage is 15 percent plus an additional 25 percent disturbed.

PLANNING STATEMENT: This area should continue to be residential, maintaining the existing character of the neighborhood.

SPECIAL POLICIES: No special policies

PERMISSIBLE USES: The following list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area, unless determined by the Planning Commission to be similar in nature.

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

Residential	-	Single family dwelling (A).
Public Service	-	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S/CUP), public utility centers (S), churches (S), local post offices (S), and day care centers/pre-schools (S).
Recreation	-	Participant sports facilities (S), day use areas (A), riding and hiking trails (A), and beach recreation (A).
Resource Management	-	Forest management practices (A), erosion control (A), SEZ restoration (A), and runoff control (A).

Shorezone: The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

Tolerance District 2

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

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

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel

PARKING REQUIREMENTS:

a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely on-site.

b. Other Uses - Refer to Parking Standards.

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

SETBACKS:

a. The minimum front setback shall be 45 feet from the centerline of the abutting traveled way, or 20 feet from the property line, or as required by TRPA, whichever is more restrictive.

b. Side setbacks - A total of 15 feet, with a 5 foot minimum, or as required by TRPA, whichever is more restrictive.

c. Rear setback - 10 feet, or as required by TRPA, whichever is more restrictive.

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

022 -- TAHOE VISTA COMMERCIAL

Refer to the Tahoe Vista Commercial Community Plan which addresses this area.

023 -- TAHOE VISTA SUBDIVISION

PLAN DESIGNATION:

Land Use Classification	-	RESIDENTIAL
Management Strategy	-	MITIGATION

DESCRIPTION:

Location: This area is located on the east side of Tahoe Vista.

Existing Use: This area is primarily low density residential, however, there are a few motels and commercial uses along the fringes. The area is approximately 65 percent built-out.

Existing Environment: The area is classified as low hazard with 25 percent land coverage and 30 percent disturbed.

PLANNING STATEMENT: This area should continue to be low density residential, maintaining the existing character of the neighborhood.

SPECIAL POLICIES: Nonresidential uses should be limited to parcels fronting Highway 28 and National Avenue.

PERMISSIBLE USES: The following list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered non-conforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area, unless determined by the Planning Commission to be similar in nature.

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

Residential	-	Single family dwelling (A). Accessory buildings and uses customarily accessory to any single family dwelling on the same site, including tool shed, garage, greenhouse, guest house (1 acre minimum), home occupation.
Public Service	-	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving

		facilities (S), transportation routes (S/CUP), public utility centers (S), churches (S), local post offices (S), and day care centers for up to six children (A), day care centers for more than six children (S).
Recreation	-	Participant sports facilities (S), day use areas (A), and riding and hiking trails (A).
Resource Management	-	Forest management practices (A), erosion control (A), SEZ restoration (A), and runoff control (A).

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

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel

Parking Requirements

a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely on-site.

b. Other Uses - Refer to Parking Standards.

Height Restrictions - The maximum permitted height shall be as established in Chapter 22 of the TRPA Code.

Setbacks

a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line, or as required by TRPA, whichever is more restrictive.

b. Side setbacks - A total of 15 ft., with a 5 ft. minimum, or as required by TRPA, whichever is more restrictive.

c. Rear setback - 10 ft., or as required by TRPA, whichever is more restrictive.

Minimum Building Site - The minimum building site size shall be 10,000 sq. ft.

024A -- NORTH TAHOE RECREATION AREA

PLAN DESIGNATION:

Land Use Classification - RECREATION

Management Strategy - MITIGATION

DESCRIPTION:

Location: This area is located north of Tahoe Vista at the end of National Avenue.

Existing Uses: This is a large area of open space and recreation facilities located between the urban areas. The North Tahoe Public Utility District (NTPUD) has built various recreational facilities such as ball fields and tennis courts in an area that was once a sewage treatment facility. The land ownership is split between NTPUD and the U.S. Forest Service.

Existing Environment: Except for the sewer pond area, most of the area is relatively undisturbed. Dominant vegetation includes mature stands of mixed conifer fir and tobacco brush. Slopes are mostly gentle except in the western part where the land capability classification is high hazard.

PLANNING STATEMENT: This Plan Area should continue to provide recreation opportunities consistent with the needs of the area.

SPECIAL POLICIES:

1. New or additional recreational development should be consistent with a long term management plan for the entire area.

2. A new access route to the park should be studied.

PERMISSIBLE USES: The following list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered non-conforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area, unless determined by the Planning Commission to be similar in nature.

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

Public Service - Churches (S), cultural facilities (S), pipelines and power transmission (S), publicly owned assembly and entertainment facilities (S), local public safety facilities (S), public utility centers (S), transmission and receiving facilities (S), transportation routes

		(S/CUP), government offices (S), membership organizations (S), schools - pre- through secondary (S), and transit stations and terminals (S).
Recreation	-	Cross country skiing courses (S), day use areas (A), recreation centers (S), riding and hiking trails (A), undeveloped campgrounds (A), participant sports (A), developed campgrounds (A), off-road vehicle courses (S), outdoor recreation concessions (A), rural sports (A), group facilities (S), and snowmobile courses (S).
Resource Management	-	Forest management practices (A), erosion control (A), runoff control (A), and SEZ restoration (A).

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

USE	MAXIMUM DENSITY
Recreation	
Developed Campgrounds	8 sites per acre
Group Facilities	25 persons per acre

Parking Requirements

Permitted Uses - Refer to Parking Standards.

Height Restrictions - The maximum permitted height shall be as established in Chapter 22 of the TRPA Code.

Setbacks

a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line, or as required by TRPA, whichever is more restrictive.

b. Side setbacks - A total of 15. ft. with a 5 ft., minimum, or as required by TRPA, whichever is more restrictive.

c. Rear setback - 10 ft., or as required by TRPA, whichever is more restrictive.

Minimum Building Site - The minimum building site size shall be 10,000 sq. ft.

024B -- SNOW CREEK

PLAN DESIGNATIONS:

Land Use Classification	-	RECREATION
Management Strategy	-	MITIGATION

DESCRIPTION:

Location: This area is located west of the Brockway Golf Course in Tahoe Vista.

Existing Uses: This area consists of the undeveloped portions of the Woodvista Subdivision and the Moon Dunes Beach.

Existing Environment: Approximately 30 percent of the area is the Snow Creek SEZ and the remaining lands are classified as low hazard lands.

PLANNING STATEMENT: The planning of this area should focus on providing outdoor recreation opportunities.

SPECIAL POLICIES:

1. Owners of legal lots and parcels of record should be encouraged to transfer their development rights out of this area.

2. No further residential development within this portion of Woodvista Subdivision should be permitted until the status of Woodvista subdivision is established by the TRPA Governing Board.

PERMISSIBLE USES: The following list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered non-conforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area, unless determined by the Planning Commission to be similar in nature.

Residential	-	Single family dwelling (A). Accessory buildings and uses customarily accessory to any single family dwelling on the same site, including tool shed, garage, greenhouse, guest house (1 acre minimum), home occupation.
Public Service	-	Pipelines and power transmissions (S), transmission and receiving facilities (S), local public health and safety facilities (S), public utility centers (S), transportation routes

(S/CUP), government offices (S), and transit stations and terminals (S).

Recreation - Cross country skiing courses (S), day use areas (A), riding and hiking trails (A), undeveloped campgrounds (S), participant sports (A), developed campgrounds (S), outdoor recreation concessions (A), recreational vehicle park (S), rural sports (S), group facilities (S), snowmobile courses (S), and beach recreation (A).

Resource Management- Forest management practice (A), erosion control (A), runoff control (A), and SEZ restoration (A).

Shorezone: The following structures or uses may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

Tolerance District 6

Primary Uses - Beach recreation (A), water oriented outdoor recreation concessions (S), and safety and navigation devices (A).

Accessory Structures - Buoys (A), piers (multiple use only) (A), fences (A), floating docks and platforms (A), shoreline protective structures (S), and water intake lines (A).

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

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

Parking Requirements

a. Single Family Dwelling - Usable and accessible space for two (s) vehicles located entirely on-site.

b. Other Uses - Refer to Parking Standards.

Height Restrictions - The maximum permitted height shall be as established in Chapter 22 of the TRPA Code.

Setbacks

a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line, or as required by TRPA, whichever if more restrictive.

b. Side setbacks - A total of 15 ft., with a 5 ft. minimum, or as required by TRPA, whichever is more restrictive.

c. Rear setback - 10 ft., or as required by TRPA, whichever is more restrictive.

Minimum Building Site - The minimum building site size shall be 10,000 sq. ft.

025 -- KINGSWOOD EAST

PLAN DESIGNATION:

Land Use Classification - RESIDENTIAL

Management Strategy - MITIGATION

DESCRIPTION:

Location: Kingswood East is the residential area adjacent to Highway 267, northwest of Kings Beach.

Existing Use: The area is a mixture of newer low density single family dwelling subdivisions and condominium developments. This area is approximately 55 percent built-out.

Existing Environment: The land capability is 75 percent low hazard with the remaining lands being moderate hazard of SEZ. The land coverage is 15 percent with an additional 20 percent disturbed.

PLANNING STATEMENT: This area should continue to be a single family residential neighborhood.

SPECIAL POLICIES: Additional commercial development shall be limited to parcels containing commercial uses on the effective date of the Plan.

PERMISSIBLE USES: The following list indicated if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered non-conforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within the Plan Area, unless determined by the Planning Commission to be similar in nature.

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

Residential	-	Single family dwelling (A), multiple family dwelling (S). Accessory buildings and uses customarily accessory to any single family dwelling on the same site, including tool shed, garage, greenhouse, guest house (1 acre minimum), home occupation.
Public Service	-	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving

		facilities (S), transportation routes (S/CUP), public utility centers (S), government offices (S), local post offices (S), churches (S), and day care centers for up to six children (A), day care for more than six children (S).
Recreation	-	Participant sports facilities (S), day use areas (A), and riding and hiking trails (A).
Resource Management	-	Forest management practices (A), erosion control (A), SEZ restoration (A), and runoff control (A).

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

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel
Tourist Accommodation	
Timeshare (residential design)	15 units per acre

Parking Requirements

a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely on-site.

b. Other Uses - Refer to Parking Standards.

Height Restrictions - The maximum permitted height shall be as established in Chapter 22 of the TRPA Code.

Setbacks

a. The minimum front setbacks shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line, or as required by TRPA, whichever is more restrictive.

b. Side setbacks - A total of 15 ft., with a 5 ft. minimum, or as required by TRPA, whichever is more restrictive.

c. Rear setback - 10 ft., or as required by TRPA, whichever is more restrictive.

Minimum Building Site - The minimum building site size shall be 10,000 sq. ft.

026 -- KINGS BEACH INDUSTRIAL

Refer to Kings Beach Industrial Community Plan which addresses this area.

028 -- KINGS BEACH RESIDENTIAL

PLAN DESIGNATION:

Land Use Classification	-	RESIDENTIAL
Management Strategy	-	REDIRECTION
Special Designation	-	TDR RECEIVING AREA FOR: 1. Existing Development 2. Multi-Residential Units PREFERRED AFFORDABLE HOUSING AREA MULTI-RESIDENTIAL INCENTIVE PROGRAM

DESCRIPTION:

Location: This lot and block subdivision is north of the Kings Beach commercial area and south of the Kings Beach Industrial Community Plan area.

Existing Uses: The area is a mixture of residential and some commercial uses. The residential uses include trailers, apartments and cabins. The area is one of the lower income areas in the region. This area is approximately 75 percent built-out.

Existing Environment: The land capability is primarily low hazard with 35 percent land coverage and 25 percent disturbed.

PLANNING STATEMENT: This area should continue to be a mixed residential area with substantial improvements to upgrade the character of the area. Through the Community Plan update process and redevelopment, the quality of the housing stock in the area should improve over time.

SPECIAL POLICIES:

1. Low income housing displacements as a result of redirection developments should be mitigated and compensated for.

2. Single family residential sites should be 50 feet or more in width, requiring lot consolidations in most cases.

3. A scenic restoration plan for this area should be encouraged. This is not an area identified by scenic thresholds for mandatory attainment, but is in need of such restoration nevertheless.

4. Redirection should be encouraged in terms of planned unit development that make the most efficient use of site design. Redevelopment project should allow resubdivision of property equivalent to the number of units created by the old subdivision map, with reversion to acreage of the old subdivision lots. Substandard housing and mobile home and trailer park developments should be encouraged to convert to better quality, more permanent housing stock. Emphasis should be given to affordable housing developments.

5. This Plan Area Statement should be considered by the TRPA for a special designation as Eligible for Redevelopment Plans.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES, the following primary uses may be permitted within all or a portion of the Plan area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered non-conforming uses within this Plan area. The establishment of new uses not listed shall be prohibited within this Plan area.

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

Residential	-	Single family dwelling (A); Accessory buildings and uses customarily accessory to any single family dwelling on the same site, including tool shed, garage, greenhouse, guest house (1 acre minimum), home occupation; multiple family dwelling (A); and mobile home parks (S)
Public Service	-	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S/CUP), public utility centers (S), government offices (S), churches (S), local post offices (S), and day care centers for up to six children (A), day care centers for more than six children (S), public schools (A).
Recreation	-	Participant sports facilities (S), day use areas (A), and riding and hiking trails (A).
Resource Management	-	Forest Management practices (A), erosion control (A), SEZ restoration (A), and runoff control (A).

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

USE	MAXIMUM DENSITY
Residential	
Single family dwelling	1 unit per parcel
Multiple family dwelling	15 units per acre
Mobile home dwelling	8 units per acre

RESIDENTIAL BONUS UNITS: The maximum number of residential bonus units which may be permitted for this Plan area is 195 units.

PARKING REQUIREMENTS:

a. Single family dwelling - Usable and accessible space for two (2) vehicles located entirely on-site.

b. Other uses - Refer to Parking Standards.

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

SETBACKS:

a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line,or as required by TRPA, whichever is more restrictive.

b. Side setbacks - A total of 15 ft., with a 5 ft. minimum, or as required by TRPA, whichever is more restrictive.

c. Rear setback - 10 ft., or as required by TRPA, whichever is more restrictive.

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

029 -- KINGS BEACH COMMERCIAL

Refer to the Kings Beach Commercial Community Plan which addresses this area.

031 -- BROCKWAY

PLAN DESIGNATION:

Land Use Classification	-	RESIDENTIAL
Management Strategy	-	MITIGATION

DESCRIPTION:

Location: This is the residential area along Highway 28 between Kings Beach and North Stateline.

Existing Uses: The area is a mixed residential area of condominiums and single family dwellings. The shoreline is in private ownership. This area is approximately 75 percent built-out.

Existing Environment: Approximately 30 percent of the lands are classified as high hazard and the balance are low hazard. The shorezone tolerance districts are 3, 6, 7, and 8 with prime fish habitats. The land coverage is approximately 20 percent with an additional 25 percent disturbed.

PLANNING STATEMENT: This area should continue to be residential, maintaining the existing character of the neighborhood.

SPECIAL POLICIES:

1. A pedestrian facility should be constructed to link Kings Beach and North Stateline.

2. Development of Brockway Springs shall be as approved in the TRPA litigation settlement.

PERMISSIBLE USES: The following list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered non-conforming uses within this Plan area. The establishment of new uses not listed shall be prohibited within this Plan area, unless determined by the Planning Commission to be similar in nature.

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

Residential	-	Single family dwelling (A), multiple family dwellings (S); accessory buildings and uses customarily accessory to any single family dwelling

on the same site, including tool shed, garage, greenhouse, guest house (1 acre minimum), home occupation.

Tourist Accommodation	-	Bed and breakfast facilities (S).
Public Service	-	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power trans-mission (S), transmission and receiving facilities (S), transportation routes (S/CUP), public utility centers (S), churches (S), local post offices (S), day care centers for up to six children (A), day care centers for more than six children (S).
Recreation	-	Participant sports facilities (S), temporary events (A), day use areas (A), riding and hiking trails (A), and beach recreation (A).
Resource Management	-	Forest management practices (A), erosion control (A), SEZ restoration (A), and runoff control (A).

Shorezone: The following structures or uses may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

Tolerance Districts 6, 7 and 8

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

Tolerance District 3

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

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

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

PARKING REQUIREMENTS:

a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely on-site.

b. Other Uses - Refer to Parking Standards.

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

SETBACKS:

a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line, or as required by TRPA, whichever is more restrictive.

b. Side setbacks - A total of 15 ft., with a 5 ft., minimum, or as required by TRPA, whichever is more restrictive.

c. Rear setback - 10 ft., or as required by TRPA, whichever is more restrictive.

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

032 -- NORTH STATELINE CASINO CORE

Refer to the North Stateline Casino Core Community Plan which addresses this area.

III. CIRCULATION ELEMENT

Most of the traffic and circulation issues that affect the North Tahoe Area General Plan are addressed in the "Community Plan." Those documents whose content are incorporated by reference in this Plan for those particular areas, examine the circulation systems in detail in the "Transportation Elements." Further discussion on the subject is found in the joint environmental document for the two Plans.

For those General Plan areas outside the Community Plan, the existing road network of County roads, State Route 267, and State Route 28 is not expected to change in any appreciable manner during the life of this General Plan. However, the Community Plans for Carnelian Bay, Tahoe Vista, Kings Beach, and North Stateline all propose the completion of a follow-up study, after Plan adoption, that will examine a number of transportation issues affecting S.R. 28. This study, intended to involve Caltrans, Placer County, TRPA, and interested citizens, will examine such issues as the appropriate number of travel lanes on the highway, the use of center medians, techniques for "traffic calming," and regulation of travel speed.

Public transportation, provided through the Tahoe Area Regional Transit System (TART), is not likely to change significantly in terms of new route locations during the life of the Plan, although, improved service is anticipated, with shorter "headways," as the bus fleet is increased. The expanded route of TART service along Highway 267 may also come to be during the life of the Plan.

IV. CONSERVATION ELEMENT

This section addresses the conservation, development, and use of natural resources, including water, forests, soils, rivers, and wildlife and fishery resources, and identifies goals and policies relevant to this subject.

A. Soils and Land Capability

A comprehensive inventory of the soils in the General Plan area has been done and is displayed in the environmental document for the Plan, along with further detail on the particular nature and properties of the various soil series.

The physical properties of a soil series and slope characteristics are the primary determinants of what is commonly referred to as the "land capability system," or "Bailey" system, in reference to Robert Bailey, the author of a document on the subject.

In Land Capability Classification of the Lake Tahoe Basin, California-Nevada, A Guide for Planning (1974), land capability is defined as "the level of use an area can tolerate without sustaining permanent damage through erosion and other causes."

The "Bailey" system has been, and continues to be, used as the basis for much of the determination of allowed impervious land coverage under TRPA Ordinances. Some variation to that is encountered in the Individual Parcel Evaluation System (IPES) and in special coverage allowances for "Community Plan" areas, but in most instances the Bailey system governs.

The Bailey system incorporates seven land capability districts (with Class 1 being subdivided in three sub-components). The following diagram, taken from the previously mentioned study, illustrates the basic elements of the land capability system.

Capability levels	Tolerance for use	Slope percent	Relative erosion potential	Runoff potential	Disturbance potentials	Allowable Impervious coverage%
7	Most	0-5	slight	low to moderately low		30
6		0-16	slight	low to moderately low	low hazard	30
5		0-16	slight	moderately high to high		25
4		9-30	moderate	low to moderately low	moderate hazard lands	20
3		9-30	moderate	moderately high to high		5
2		30-50	high	low to moderately low		1
1a	least	30+	high	moderately high to high	high hazard lands	1
1b		poor natural drainage				1
1c		fragile flora & fauna				1

B. Hydrology, Stream Environment Zones, and Water Quality

The quality of the water of Lake Tahoe and the tributaries that flow into it are influenced by the interrelationships of various components of the hydrologic cycle--precipitation, interception of that precipitation by the vegetation cover, infiltration, ground water flows, and the extent to which runoff and erosion impact those processes.

The volume of literature on the water quality of Lake Tahoe is extensive, and is summarized in greater detail in the environmental document for this Plan. In very brief terms, however, Lake Tahoe is an object of international interest due to its unique characteristics in terms of exceptional clarity, depth, and size. While the water in the Lake is unusually clear and well oxygenated, it is suffering from a process known as accelerated eutrophication, caused by increasing inputs of nutrients (primarily nitrogen and phosphorus). This situation has been described in the Final Environmental Impact Statement: Plan Area Statements and Implementing Ordinances of the Regional Plan, Tahoe Regional Planning Agency, 1987 as follows:

> "Natural nutrient cycles in the environment have been disrupted by man's activities. Such phenomena as soil disturbance, altered hydrology, disturbed wetlands, air pollution (both local and transported), shoreline erosion, and leaching of fertilizer and sewage from the watershed contribute nutrients to the Lake. The nutrient budgets are out of balance, resulting in increasing storage of nutrients in the Lake, with the result that the Lake is aging at an abnormally rapid rate."

Nutrient loading to the Lake stimulates primary productivity, or the rate of growth of the algae population. Extensive study over the years has shown a trend toward a cause and effect relationship between increasing productivity, increasing algal biomass, and decreasing water clarity, as measured by the Secchi disk.

Much of the underlying objectives of this Plan and associated Plans, Ordinances, and Programs of the TRPA relate back to the attempt to arrest the eutrophication process and to actually attempt to reverse the process.

Critical for the health of the watershed is the condition of areas known as stream environment zones (SEZ). Within the boundaries of the North Tahoe General Plan are significant portions of the area identified as SEZ, which include not only water courses and the attendant flood plain and riparian areas around them, but also areas of high ground water and seeps. Protection and restoration of disturbed SEZ's is likewise a recurrent theme of this and other Plans. Areas targeted for SEZ restoration are identified in the environmental document for this Plan.

C. Vegetation

The vegetation of the North Tahoe area provides a valuable influence in a number of ways, including watershed values, aesthetic values, recreational values, wildlife habitat values, and economic values.

There are some variations to be found among a number of plant communities in the geographic boundaries of the North Tahoe Area General Plan due to micro-site environmental conditions. For the most part, however, the dominant vegetation is that characteristic to what are known as the Transition and Canadian Life Zones.

Major tree species of these two life zones include Jeffrey pine (Pinus jeffreyi), Lodgepole pine (Pinus contorta), Western white pine (Pinus monticola), Sugar Pine (Pinus lambertiana), Incense cedar (Calocedrus decurrens), White fir (Abies concolor), and Red fir (Abies magnifica). A more detailed inventory of the principle plant species in the Plan area is included in the environmental document for this Plan.

Generally speaking, however, because of the intrinsic value of the vegetative cover for the reasons referred to previously, policies and practices relative to sound vegetation management and landscape maintenance are an essential part of this Plan.

D. Wildlife and Fisheries

An inventory of wildlife habitat and fisheries resources is included in greater detail in the environmental document prepared for this Plan.

While in the heavily urbanized portions of the Plan area much of the indigenous wildlife population has been displaced by cultural development, the "back-drop" areas beyond the urban fringe provide habitat for a number of wildlife species.

Areas of prime fish habitat and spawning area have been identified and are displayed in Figure 7.

Preservation and enhancement of prime wildlife habitat areas and fish habitat/spawning areas is an important element of this Plan as well as those of TRPA.

E. Air Quality

Air quality in the vicinity of the North Tahoe area can generally be described as good, although there are seasonal variations and concentrations of some pollutants during peak-activity periods in the winter.

Both the County, through the Air Pollution Control District, and the TRPA are involved in air quality monitoring and in devising strategies to comply with requirements of the

federal Clean Air Act. That act requires the State to submit a "state implementation plan" (SIP) that demonstrates attainment of national ambient air quality standards. At this time, air quality data for the North Tahoe area indicates attainment of the carbon monoxide standard (CO), although levels of CO at times may approach non-attainment levels. California has requested recognition of Placer County (in the basin), as having attainment status.

More detailed information on the air quality conditions around the North Tahoe area are provided in the environmental document for this project.

GOALS AND POLICIES - Conservation Element

Geology

Goal:

1. Give consideration to geomorphic influences in site design for public and private projects.

Policies:

1. Discourage development in areas subject to adverse environmental influences, such as slides or slope failures.

2. Continue to enforce Building Code requirements in consideration of seismic safety standards.

Soils and Land Capability

Goal:

1. Minimize soil erosion and keep impervious coverage consistent with land capability constraints.

Policies:

1. Encourage development to be designed in accordance with adopted TRPA standards in terms of permitted land coverage and best management practices.

2. Continue to require review of grading activity through the Grading Permit process, and restricting grading activity between the dates of October 15 to May 1.

Hydrology, Stream Environment Zones and Water Quality

Goal:

1. Achieve the objectives of the TRPA adopted Thresholds relative to stream environment zone restoration and water quality standards for Lake Tahoe.

Policies:

1. All internal drainage systems shall be designed so as not to increase turbidity, sediment yield, or the discharge of any harmful substances which will degrade the quality of water.

2. The stream environment zone, here defined as the 100 year flood plain of any year-round watercourse, shall not be affected by development activities except as permitted by Policy 4 and 5.

3. Where the stream environment zone has previously been modified by channelization, fill, or other human activity, such areas shall be restored by means of landscaping, revegetation, or similar stabilization techniques as a part of development activities on adjoining properties.

4. Any crossings of a natural stream bed by road, trail or other transportation facility shall be accomplished so that the natural stream characteristics are not impaired.

5. Where development is proposed within a stream environment zone that has previously been disturbed, as described in Policy 3 above, it may be approved only if the decision-making body finds that it will:

    a. Not increase the obstruction of flood water;

    b. Not increase the potential for flood damage to other properties either up or down stream;

    c. Result in an overall improvement in water quality protection; and

    d. An overall improvement to the stream environment zone.

Vegetation

Goals:

1. Provide for a wide mix and increased diversity of plant communities in the Tahoe City Plan area.

2. Provide for the maintenance and restoration of such unique ecosystems as wetlands, meadows, and other riparian vegetation.

3. Conserve threatened, endangered, and sensitive plant species and uncommon plant communities in the Plan area.

Policies:

1. The management of vegetation in the Plan area shall be in accordance with the policies of this Plan and shall include provisions that allow for the perpetuation of the natural-appearing landscape.

2. Revegetation of disturbed sites, as well as landscaping associated with new development, shall require the use of species approved by the County and TRPA. Species selection shall be made so as to de-emphasize long-term irrigation and fertilizer use.

3. All proposed actions shall consider the cumulative impact of vegetation removal with respect to plant diversity and abundance, wildlife habitat and movement, soil productivity and stability, and water quality and quantity.

4. Riparian plant communities shall be managed for the beneficial uses of passive recreation, groundwater recharge, nutrient catchment, and wildlife habitats. Such communities shall be restored or expanded, where possible.

5. Uncommon plant communities and individual species shall be identified and protected for their natural values.

6. Forest management practices shall be allowed when consistent with acceptable strategies for the maintenance of forest health and diversity, prevention of fire, protection of water quality, and enhancement of wildlife habitats.

Wildlife and Fisheries

Goal:

1. Maintain suitable habitats for all indigenous species of wildlife without preference to game or non-game species through maintenance and habitat diversity.

2. Preserve, enhance, and, where feasible, expand habitats essential for threatened, endangered, rare, or sensitive species found in the basin.

3. Improve aquatic habitat essential for the growth, reproduction, and perpetuation of existing and threatened fish resources in the Lake Tahoe Basin.

Policies:

1. Major development activities must address impacts on wildlife and fisheries.

2. Endangered, threatened, rare, and special interest species shall be protected and buffered against conflicting land uses.

Air Quality

Goals:

1. Maintain the State and Federal carbon monoxide standards for the North Tahoe area.

2. Achieve and maintain all other Threshold standards for air quality and visibility in the area.

Policy:

1. Support the programs and strategies proposed by the TRPA Goals and Policies Plan and the 1992 Air Quality Plan (where appropriate for North Tahoe) for achieving air quality standards.

V. OPEN SPACE ELEMENT

This element addresses the existing conditions in the Plan area with respect to lands kept as open space for outdoor recreation, production of natural resources, wildlife habitat, and other associated benefits of undeveloped land, and the provisions for maintaining and preserving such areas.

While portions of the General Plan area (primarily along the shoreline and along the major arterial routes) have been intensively developed for urban uses, the vast majority of the area is in an "open space" condition.

As mentioned previously, the major owner of public lands in the Plan area is the U.S. Forest Service. To a lesser extent, the North Tahoe Public Utility District, California Tahoe Conservancy, and Placer County are also landowners in the Plan area. With on-going land acquisition programs in the basin, the inventory of publicly owned lands will likely be increasing over time.

Areas reserved for open space provide benefits that can be placed into three primary categories: outdoor recreation, production of natural resources, and preservation and protection of natural resources.

A. Open Space for Outdoor Recreation

The North Tahoe Plan area is heavily oriented toward outdoor recreation. The natural beauty of the area and the physical environment lend themselves to both passive and active outdoor recreation as a primary attraction.

Facilities exist within the Plan area for both organized, urban style recreation as well as dispersed recreation. Much of the organized recreation resource is administered by the Parks and Recreation Division of the North Tahoe Public Utility District (NTPUD). Opportunities for dispersed "back-country" recreation activity are available on public lands under the administration of the U.S. Forest Service and the California State Department of Parks and Recreation.

B. Open Space for the Production of Natural Resources

A sizeable portion of the non-urbanized area of the Plan is forested land with commercial timber value. While areas specifically set aside for recreation or preservation should emphasize those management objectives, options should be kept open for commercial timber operations in other areas; under proper management conditions.

Much of the Lake Tahoe basin was heavily logged during the late 1880's, and much of the present forest cover represents second-growth. In areas, this second-growth forest is reaching a stage of maturity, which, if it is to be harvested, should be done so in the

near future. Because of the special environmental sensitivity of the basin, however, any proposed harvesting activities must be carefully planned and executed so as not to create any adverse impacts to visual quality, nor to soils and water quality, nor to wildlife habitat.

In recent years, an increase in sanitation/salvage timber operations has been experienced, influenced in large part by extended drought conditions and bark beetle infestations.

C. Open Space for the Protection of Natural Resources

Certain areas, even some suited to commercial timber production, should be left in an essentially natural state, to preserve values that may transcend the economic return from forest harvesting. These values may include preserving aesthetic quality, soil protection, water quality protection, and wildlife habitat protection.

Lands held in public park status are managed, for the most part, for an emphasis on preservation and recreation, with minimal emphasis on production.

The land use regulations of the TRPA place an emphasis on protection of stream environment zones and other environmentally sensitive lands. It is suggested by this Plan that the County establish similar policies toward such areas.

GOALS AND POLICIES

Goal:

1. Maintain and augment the existing inventory for open space lands in the Plan area.

Policies:

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

2. Improve and enhance those areas where lake access exists and where access is obtained in the future.

3. Employ the parks and recreation objectives of the North Tahoe Public Utility District as the recreation element of the Plan along with the planning programs of the California State Department of Parks and Recreation and the U.S. Forest Service.

VI. SAFETY ELEMENT

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

A. Seismic Safety

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

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

In terms of Uniform Building Code requirements for seismic safety, the Lake Tahoe region is in zone three of the four zones, with zone four having the most stringent building code requirements.

B. Fire Hazard

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

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

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

C. Flood Hazard

Each of the main drainages in the Plan area has some potential for flooding during times of peak flow. The 100-year flood reflects flow conditions of such quantity as to only have a frequency of occurrence of only once in 100 years, on the average.

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

It is also estimated that the area below elevation 6,239 could be inundated by a seiche, which is an oscillation in lake level in response to seismic activity.

D. Avalanche Hazard

Based on the inventory prepared for Placer County by an avalanche specialist consultant, there are no areas within the boundaries of the North Tahoe General Plan under a "Potential Avalanche Hazard Area" classification.

GOALS AND POLICIES

Goal:

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

Policies:

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

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

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

4. Prohibit construction, grading, and filling of lands within the 100-year flood plain and in the area of wave run-up except as necessary to implement the goals and policies of the Plan. Require all public utilities, transportation facilities, and other necessary public uses located in the 100-year flood plain and area of wave run-up to be constructed or maintained to prevent damage from flooding and to not cause flooding.

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

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

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

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

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

In addition to ambient land use CNEL, the Plan further proposes the development of CNEL for transportation corridors. In the case of State Routes 28 and 267, the adopted TRPA standard would be 55 dB measured 300 feet from the road.

GOALS AND POLICIES

1. The adopted CNEL standards are to be observed.

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

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

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

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

3. The CNEL for transportation corridors State Route 28 and 267 is established at 55 dB, measured 300 feet from the edge of right-of-way,

RELATIONSHIP TO OTHER PLACER COUNTY CODES

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

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

SUBCHAPTER 1:	PURPOSE AND EFFECT OF THE ZONING ORDINANCE
SUBCHAPTER 10:	GENERAL DEVELOPMENT REGULATIONS
Section 10.060	Planning Residential Developments
Section 10.070	Residential Density Bonuses and Incentives
SUBCHAPTER 15:	SPECIFIC USE REQUIREMENTS (all provisions)
SUBCHAPTER 20:	DISCRETIONARY LAND USE PERMIT PROCEDURES
SUBCHAPTER 25:	ZONING ADMINISTRATION
SUBCHAPTER 35:	ENFORCEMENT