



General Plan

Adopted: October 1998

West Shore Area

General Plan

Adopted: October 19, 1998

WEST SHORE GENERAL PLAN

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I. INTRODUCTION

A. Purpose of the West Shore Area General Plan

The West Shore Area General Plan is prepared to satisfy the statutory requirements for General Plan adoption for the Placer County portion of the west shore of Lake Tahoe, extending from that area immediately south of the boundaries of the Tahoe City Community Plan\General Plan area (in the north), to the El Dorado County line (in the south).

This plan will serve to implement this planning requirement for the following ten (10) years, approximately, and will replace the existing adopted General Plans that presently cover this area, which include: The Placer County General Plan, the Lake Tahoe General Plan, and the Ward Valley General Plan.

The document incorporates the standard state-mandated General Plan elements: Land Use (Community Development), Circulation, Housing, Conservation, Open Space, Noise, and Safety. The Plan further incorporates optional elements for "Standards and Guidelines for Signage, Parking, and Design", and Recreation.

The purpose of this program is to modernize the County's existing General Plan for the west shore area, and further to make the County's land use regulations more consistent with those of the Tahoe Regional Planning Agency (TRPA). In particular, with respect to the Land Use Element, the County is making use of the "Plan Area Statement" format of the TRPA, adopting those statements (with some modifications), as County code. The County further intends to coordinate with the TRPA on preparation of TRPA format Community Plans for certain commercial Plan Areas, tiered off this General Plan document.

The Plan Area Statement format is one which provides a localized approach to goals, policies, and allowed uses, among other things, for a discreet geographic area. With the completion of the West Shore Plan in this format, following the Tahoe City and North Tahoe Plans, which were also approached in this manner, the entire Placer County portion of the Lake Tahoe basin will be consistent with land use regulations of the TRPA in nearly all respects.

B. Description of the Study Area

The West Shore Plan area encompasses an area of approximately 20,500 acres, extending along the west shore of Lake Tahoe for a length of approximately 8 miles, generally from the south end of Tahoe City to the El Dorado County line.

The western boundary of the Plan area follows the ridge line that forms the hydrologic boundary of the Lake Tahoe basin. The eastern boundary of the Plan area is the body of Lake Tahoe itself.

The west shore reflects a mixture of uses, with urbanized areas generally situated along the shoreline, and along State Route 89, the main transportation corridor through the Plan Area.

Much of the Plan Area west of the urbanized core is typified of forested "back-drop" areas, much of which is under the ownership of the United States government, through the management of the U.S. Forest Service.

C. The Planning Process

The County of Placer initiates General Plan updates at the direction of the Board of Supervisors and the Planning Commission, through the oversight of the Planning Director. In recent years, this process has been the Community Plan process. Because of the nomenclature of the TRPA, for whom the term "Community Plan" has special significance, the term "General Plan" is being applied to this process.

The County has recognized the need to update the several existing General Plans that cover the study area, referenced previously, and to make the General Plan more contemporary to present day conditions, and consistent with current General Plan statutory requirements. The County has further recognized that there are many advantages to having it's land use regulations more closely aligned with those of TRPA, with whom the County shares land use policing authority.

County staff has therefore been directed to prepare this General Plan document, enlisting the support of the Planning Department, Public Works Department, and Environmental Health Department. The County has also worked closely with staff of the TRPA.

To assist in this process, and to provide a forum for greater public involvement from those persons most directly affected by the Plan, the Board of Supervisors further appointed a Citizen's Advisory Committee for work on this project. This advisory group met on a regular basis (once a month, typically), over the span of nearly one and one-half years, in formulating the Plan. A list of the participants from this group is found in the "Acknowledgements" section of this report.

The adoption process includes public hearings before the Placer County Planning Commission, and, following a recommendation for adoption from that hearing body, public hearings and final adoption from the Placer County Board of Supervisors.

CHAPTER II COMMUNITY DEVELOPMENT/LAND USE ELEMENT

This chapter addresses the state-mandated elements for Housing and Land Use, and forms the main "frame-work" of the General Plan, around which the other elements are combined.

A. HOUSING

This section describes the existing condition in terms of the housing stock of the General Plan area, analyzes expected growth in this area over the 10 year life of the Plan, and sets forth goals, policies, and objectives for housing.

EXISTING SITUATION

As of 1995, the following is an inventory of the developed housing stock in the General Plan area, based on U.S. Census data, County records and data of the TRPA.

Total Residential Dwelling Units	2,925 _± units
Total Permanent Occupied Units	690 units

Also as of this date, there was an existing inventory of undeveloped parcels, a percentage which are in the status of being considered "unbuildable", under the TRPA evaluation system known as the "Individual Parcel Evaluation System", or "IPES". It should be understood that the criteria to be considered a buildable parcel under IPES is subject to change over time.

For the remaining parcels considered buildable in the Plan area, their eventual development will be governed by growth control ordinances of the TRPA. In the case of new single family residential development, the annual allotment for new permits has been on the order of approximately 80 permits, and for purposes of projections under this Plan, it will be assumed that Placer County allocations will remain at about this level in the near future. On a strictly proportional basis, therefore, it can be estimated that the Plan area will experience approximately 15-20 new housing starts per year.

It is further assumed that the TRPA restriction on the creation of new development rights through the subdivision process (with some exceptions), which has effectively been prohibited in recent years, will remain in effect, thereby keeping the allotted number of new housing starts to the current inventory of existing subdivided lots.

In terms of the method of assigning the available allocations, different systems have been tried over the years, with the discretion over the methodology left to local governmental, for the most part. In Placer County in recent times, the method of assignment chosen by the Board of Supervisors has been primarily a "first come--first serve" system.

It is reasonable to assume that this method, or something similar to it, will remain in effect in the years to come.

Because of the demographics of the Lake Tahoe basin, which is an area with an economy based on tourism and recreation, affordable housing has historically presented a challenge, in terms of supply falling short of demand. Housing which qualifies as "affordable" under the legal definition of that term, is exempted from the allocation restrictions placed on other housing.

Plan Areas that have potential for development of new affordable housing include 154/Tahoma Residential, 161/Tahoe Pines, 164/Sunnyside--Skyland, and 170/Tahoe Park--Pineland.

Goals and Policies

1. Continue to administer the TRPA residential allocation program in a fair and efficient fashion for prospective home builders.
2. Provide opportunities for affordable housing, including affordable senior housing in appropriate areas where public transportation is easily available, close to neighborhood serving retail facilities, and where such development will be compatible with surrounding land uses.
3. Provide for employee housing in appropriate areas, through use of the affordable housing pool, conversion of existing tourist accommodation multiple unit structures (consistent with density limitations), as a requirement of project approval for large-scale projects, and through other appropriate means.

B. COMMERCIAL LAND USE

This section addresses commercial land use development in the several commercial "nodes" situated throughout the West Shore Plan Area. These commercial areas include the Sunnyside area, Homewood, the Homewood/Tahoe Ski Bowl area, and Tahoma.

1. Sunnyside

The Sunnyside area, located a few miles south of Tahoe City, includes a mix of tourist-related commercial uses, such as the Sunnyside Resort, marina, boat storage, food and beverage sales, restaurant, professional office and retail sales.

At the time of preparation of this Plan, there were approximately 46,000 sq. ft. of retail commercial floor space. The Plan Area (169) also includes 59 tourist units and a commercial marina, 8,000 sq. ft. of service, and 14,000 sq. ft. of other commercial space.

The mix of uses reflect the tourism orientation of the community, with uses that cater to tourist and resident alike. There is relatively little available land area for future commercial growth in the community, nor is the demand expected to exist for any significant growth. What new commercial development does take place is expected to be through redevelopment, minor additions and the transfer of development rights.

The list of permissible uses found in a later section of this document intends to keep the "theme" for Sunnyside consistent with the existing pattern of development.

2. Homewood

The Homewood area represents the largest commercial node on the west shore, being somewhat centrally located between the major commercial centers of Tahoe City to the north, and the City of South Lake Tahoe to the south. It offers a variety of commercial facilities that cater to both resident and tourist alike, including restaurants, retail sales, marinas, tourist accommodations, grocery sales, post office, and boat storage. It is contiguous with, and integrally related to the Homewood Ski area commercial Plan Area (157) to the west.

In recent years, Homewood has become a popular location for outdoor summer events, including arts and craft fairs, carnivals and outdoor concerts. These events have been received with mixed emotions by the community, being recognized by some as providing a

needed summer tourist amenity, and representing to others an intrusion on the quiet residential character that Homewood also features. Reconciling these potentially conflicting values will be a challenge to the land use regulatory process.

As of the date of Plan preparation, the Homewood Plan area included approximately 12,000 sq. ft. of retail commercial floor area, 2,200 sq. ft. of service uses and 15,200 sq. ft. of other commercial uses. The Plan also includes 37 accommodation units and two commercial marinas.

The list of permissible uses for Homewood is intended to retain the existing nature of the community, with commercial uses oriented toward tourist needs and local resident retail needs. Heavy commercial or industrial uses are not being directed to the Homewood Plan Area.

There are some limited opportunities for additional commercial growth in the Plan Area, but the area is not targeted for significant new commercial allocations. The new development that does take place is expected to be accomplished through redevelopment, minor additions and the transfer of development rights.

Given the irregular pattern of inter-mixed commercial and residential uses, the use of "Special Areas" is made in the Homewood area to minimize conflicts among land uses.

3. Homewood/Tahoe Ski Bowl Area

Adjoining the Homewood commercial area to the west is the Ski Homewood Alpine Ski Resort (Plan Area 157) which includes 8 ski lifts, along with two paved parking lots and support commercial floor area.

During the non-ski season, the parking lot for the Ski Homewood ski area has been the staging area for a variety of summer season temporary commercial activities.

This resort has the potential for some expansion of new chair lift capacity which, if pursued, will involve the preparation of a Ski Area Master Plan through the TRPA process.

4. Tahoma

The Tahoma Commercial area (Plan Area 155) is a small commercial node located along the Placer County/El Dorado County line, consisting of a neighborhood grocery store, post office, plant nursery and hotel/restaurant resort.

These facilities comprise approximately 3,800 sq. ft. of commercial floor area with approximately 62 units for tourist accommodations.

It is not expected that there will be any significant expansions of commercial development in this area, given the general constraints of the Tahoe basin as well as the relative lack of demand for new commercial in this area.

Goals and Policies

1. The County will coordinate with TRPA on assigning the development allocations proposed in this Plan to the respective Plan Areas.
2. All commercial, tourist accommodation, or multi-family residential projects in the Plan Area are subject to the Design Review process and the appropriate Guidelines.
3. Commercial allocations will be assigned on a "first come - first serve" basis to qualified projects.

C. RECREATION LAND USE

This section addresses the recreation land uses in the West Shore Plan area, both private and public. Outdoor recreation is a significant component of the appeal of the west shore area to the tourist market as well as local residents.

The primary land owners and/or providers of recreation in the Plan area from the public service side are the U.S. Forest Service, Tahoe City Public Utility District (TCPUD), California State Parks and Placer County.

On the private side, the key participants include: the Sunnyside Marina, Homewood Marina, Obexer's Marina, the Homewood/Tahoe Ski Bowl resorts, and, to some extent, portions of the Alpine Meadows Ski Resort in Ward Valley.

EXISTING RECREATION FACILITIES

Tahoe City P.U.D.

Recreation Feature and Description

1. Bike path - The West Shore bike trail system is maintained and managed by the PUD, extending the full length of the Plan area, parallel with State Route 89. The trail, for the most part is a Class I facility, being physically separate from the State Highway. The segment of the trail through the Plan Area is part of a longer, 15-mile trail that extends from the River Ranch area in the north to Sugar Pine State Park in the south. In addition to bikers, the trail is used by walkers, runners and rollerbladers, and is one of the more popular recreation features of the west shore.
2. Kilner Park - This site is located at the intersection of Highway 89 and Ward Avenue, and serves as a neighborhood park including tennis courts, picnic areas and playground.
3. Elizabeth A. Williams Park - This site is a relatively small (.5 acre) park located between the State Highway and Lake Tahoe along the bike trail. It is used primarily as a stopping point for bike trail users.
4. Rideout School - Formerly part of the public school district, this site is now used by the P.U.D. for recreation purposes, primarily indoor gymnasium-oriented activities.

U.S. Forest Service

1. Alpine Ski facilities - Forest Service properties are included as part of the Alpine Meadows and Homewood Ski resorts.
2. William Kent Beach - This is a small but popular beach site located in the Sunnyside area, which includes picnic and rest room facilities.

3. Kaspian Beach - This site features camping facilities, day use facilities and beach access.
4. Blackwood Canyon - This location provides trail-head staging for hiking and off-highway vehicular use.
5. Paige Meadows - This is a popular site for both hiking and cross country ski use.
6. General dispersed recreation - In addition to the site specific locations referenced, the sizable land holdings of the Forest Service provide hundreds of acres of dispersed recreational opportunities throughout the west shore area.

RECREATION OBJECTIVES AND POLICIES

The following is a listing of the objectives and policies of the Plan with respect to the recreational component.

1. Use should be made of all appropriate opportunities for increasing public access to Lake Tahoe. These opportunities include the public acquisition programs, land exchanges and where appropriate and suitable, the development of easements to the Lake.
2. The recreation plans of the Tahoe City P.U.D. are to be used as a guide for evaluating future recreational development in the Plan area.
3. The recreation plans of the U.S. Forest Service are similarly to be used as a guide for evaluating future recreational development on federal property under their jurisdiction.
4. The targeted allocations for "Persons at one time" (PAOTS) within the geographic area of this Plan are intended to be consistent with the recreation programs of the TRPA.

D. PUBLIC SERVICE USES

This section addresses the public services and facilities of the West Shore Area Plan.

EXISTING PUBLIC SERVICES

The primary public service providers in the Plan area include:

1. Fire protection - North Tahoe Fire Protection District, California Department of Forestry and Fire Protection, and the U.S. Forest Service.
2. Schools - the North Lake Tahoe School District provides public education for grades kindergarten through high school through the Rideout School and North Tahoe High School.
3. County service - Placer County provides all the standard services of local government for the West Shore Plan Area, with governmental offices centered in the Tahoe City area.
4. Caltrans services - the California State Department of Transportation (Caltrans) provides maintenance of State Route 89, the main transportation link through the Plan Area. The local Caltrans field office is located in Tahoe City.
5. Public transportation - public transportation is provided almost exclusively by Placer County through the bus system know as "TART", or Tahoe Area Regional Transit. Bus service is provided along the Highway 89 corridor.
6. Sewer and water - the Tahoe City PUD is the primary provider of water and sewer services, although a number of localized water purveyors (Tahoe Swiss Village for example), also provide service.

Future Public Service Issues

Because of the relatively slow rates of growth forecast for the Plan Area, no significant increases in public services are expected to be needed or provided. Service is expected to slowly expand to keep pace with population growth over the life of the Plan.

E. PUBLIC LANDS

As mentioned earlier in the document, much of the land in the Plan Area is under public ownership, with the single largest landowner being the U.S. Forest Service.

Other significant public holdings include those of the California Tahoe Conservancy, California State Parks, the Tahoe City P.U.D. and Placer County. Although Placer County does not regulate land use activities on state or federal property, such lands are traditionally assigned zoning classifications, or, in the case of this Plan, Plan Area Statements, in the same manner as private lands.

Figure 3 displays the publicly owned lands in the Plan Area.

F. DESCRIPTION OF LAND USE DISTRICTS

The basic format used in this section of the Land Use Element is a modification of the Plan Area Statement (PAS) format of the TRPA, which was first developed as a component of the TRPA Regional Plan of 1987.

The West Shore General Plan employs a modified version of the PAS as the mechanism to implement the land use regulatory component of the Plan. Not all aspects of the TRPA adopted Statements are proposed for adoption by the County. In some cases, certain portions of the PAS relate to programs or policies that are unique to the TRPA, and that are not necessarily those of Placer County, nor that Placer County is obligated to implement.

This version of the Plan Area Statements incorporates the same basic format of the TRPA, functioning much like traditional zoning, in that a list of permissible uses is identified for each Plan Area. Within this group, two subsets exist, uses that are allowed as a matter of right, identified as "allowed" or "A" and those that are considered "special" or "S" uses. The group of "special" uses requires either a Conditional Use Permit (CUP) or a Minor Use Permit (MUP) through the County, and at the TRPA level, require Governing Board approval. CUPs are permits heard by the Planning Commission while MUPs are heard by the Zoning Administrator.

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 the County or the reverse.

The Land Use Districts of the West Shore General Plan provide both the General Plan and Implementing Ordinance (precise zoning) in one document. Thus, the General Plan will supersede and replace the former "precise zoning" that had previously been the implementing mechanism. The adoption of the West Shore Plan, following the earlier programs of the Tahoe City Area General Plan and Community Plan, and the North Tahoe General Plan, completes the Planning objective of aligning the entire Placer County portion of the Tahoe basin with the land use plan of the TRPA.

Each Plan Area begins with two basic components--the land use classification, followed by the "management strategy". There are five (5) land use categories which include: "Residential", "Conservation", "Recreation", "Commercial and Public Service", and "Tourist". The three management strategies are "maximum regulation", "development with mitigation" and "redirection of development".

In addition, there are some areas in the plan boundary under county zoning of "Timberland Preserve Zone" or "TPZ". This is a special zone district established under state planning law to protect lands suited for timber production and other general forestry purposes, and will not change as a part of this plan adoption.

Chapter 13 of the TRPA Code of Ordinances provides the descriptions of both the land use classifications and management strategies which are adopted through this document. The following excerpt from Section 14.B.1 of the Code of Ordinances outlines these various district.

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:
 - (1) public lands already set aside for this purpose;
 - (2) high-hazard lands, stream environment zones and other fragile areas without substantial existing improvements;

- (3) isolated areas which do not contain the necessary infrastructure for development;
 - (4) areas capable of sustaining only passive recreation or nonintensive agriculture; or
 - (5) 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:
- (1) areas of existing private and public recreation use;
 - (2) designated local, state and federal recreation areas;
 - (3) areas without overriding environmental constraints on resource management or recreational purposes; or
 - (4) 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 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:
- (1) areas now developed for residential purposes;
 - (2) areas of moderate-to-good land capability;
 - (3) areas serviced by utilities; or
 - (4) 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 those 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:
- (1) areas now developed for commercial or public service uses;
 - (2) in the case of public services, lands designated for or in public ownership;
 - (3) areas suitable to encourage the concentration of compatible services;
 - (4) areas of good-to-moderate land capability;
 - (5) areas with adequate public services and transportation linkages.
- e. **Tourist Areas** - tourist areas are those that have the potential to provide tourist accommodations and services or intensive recreation. This land use classification also includes areas recognized by the TRPA Compact as suitable for gaming (in the Nevada region). These lands include:
- (1) areas now developed with high concentration of visitor accommodations and related uses;
 - (2) lands on which gaming is a permitted and recognized use;
 - (3) lands of good-to-moderate land capability; or
 - (4) areas with adequate public services and transportation linkages.
- f. **Management Strategies** - the management strategies are:
- (1) **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.

- (2) 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.
- (3) 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.

G. PLAN AREA STATEMENTS

The following section includes the Plan Area Statements for all areas covered under the West Shore Area General Plan. All special uses will require Minor Use Permits (MUP), unless otherwise specified as requiring a Conditional Use Permit (CUP).

For purposes of definitions of terms, Chapter 18 of the TRPA Code of Ordinances is incorporated by reference as the official definitions of this Plan.

"Special Area" designations are employed in certain locations to address unique land use situations. For example, in areas where commercial uses are interspersed with residential, "Special Area" designations may be used to establish a restrictive set of permissible uses that would tend to be more compatible with adjoining residential uses. A "Special Area" designation may also establish particular performance standards as a requirement of a particular type of development.

003 -- LOWER TRUCKEE

PLAN DESIGNATION:

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

DESCRIPTION:

Location: This area is located within the canyon area of the Truckee River between Tahoe City and River Ranch and is part of both the West Shore General Plan Area and the Tahoe City Area General Plan.

Existing Uses - This planning area is mostly undeveloped and in public ownership. The existing uses mostly occur in areas of poor land capability and along the highway corridor outside the West Shore Plan Area. Access to most areas is limited to unimproved roads. Recreational activities include fishing, hiking, biking and Nordic skiing.

Existing Environment - Most of the land in this area is classified as high hazard. The plant composition is dominated by mature stands of mixed conifers.

PLANNING STATEMENT - This area should be managed for recreational uses that are compatible with the special scenic and resource values of the planning area. Existing developed facilities that contribute to scenic degradation in the area should be relocated to other suitable areas outside the planning area.

SPECIAL POLICIES:

1. Provide opportunities for low to moderate resource management in the plateau area.

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 - Single family dwelling (S) and summer homes (S).
- Public Service - Pipelines and power transmission (S/CUP), regional public health and safety facilities (S), public utility centers (S), transportation routes (S/CUP) and transit stations and terminals (S).
- Recreation - Day use areas (A), riding and hiking trails (A), undeveloped campgrounds (A), outdoor recreation concessions (S), rural sports (S) and visitor centers (S).
- Resource Management - Forest management practices (A), erosion control (A), SEZ restoration (A) and run-off 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.

<u>USE</u>	<u>MAXIMUM DENSITY</u>
<u>Residential</u>	
Single Family Dwelling	1 unit per parcel
Summer House	1 unit per parcel or lease site

RESIDENTIAL BONUS UNITS: Pursuant to Chapter 35 of the TRPA Code of Ordinances, the maximum number of residential bonus units which may be permitted for this Plan Area is 0 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.

152 -- MCKINNEY LAKE

PLAN DESIGNATION:

Land Use Classification - CONSERVATION
Management Strategy - MITIGATION

DESCRIPTION:

Location - this area extends westward to the Basin boundary from Sugar Pine Point and includes most of the McKinney and General Creek Watersheds.

Existing Uses - this area is primarily managed for recreation and low level resource management by the USFS and California State Parks. Fishing opportunities are available on McKinney Creek, General Creek, McKinney Lake, Lily Lake, Lost Lake, and Duck Lake. Off-road vehicle use is also a popular recreational activity in this area. Timber management practices are mostly limited to the lower section of McKinney Creek in areas of higher capability.

Existing Environment - large fir trees, manzanita and mountain whitethorn dominate the species composition of this area. Land capability is predominantly high hazard.

PLANNING STATEMENT - this area should be reserved for low to moderate level resource management on good capability lands while providing opportunities for off-road vehicle use along the Rubicon Trail.

PLANNING CONSIDERATIONS

1. Off-Road vehicle use has caused erosion and water quality problems along McKinney Creek and in the vicinity of Lost and Duck Lakes.
2. The Rubicon Trail is used by hundreds of off-road vehicle enthusiasts each year.

SPECIAL POLICIES

1. Vehicular travel should be redirected out of stream environment zones.
2. Disturbed stream environment zones should be restored.
3. The waters in this area should be managed for a quality fishery.
4. Efforts to stabilize and remedy water quality problems on the Rubicon Trail should continue.
5. Additional developed camping opportunities on good capability State Park lands should be provided.

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 | - | Pipelines and power transmission lines (S/CUP), power generating (S), local public health and safety facilities (S), public utility centers (S), transit stations and terminals (S), transmission and receiving facilities (S,CUP) and transportation routes (S,CUP). |
| Recreation | - | Cross country skiing courses (S), day use areas (S), developed campgrounds (S), riding and hiking trails (A), outdoor recreation concessions (S), rural sports (S), group facilities (S), undeveloped campgrounds (S), off-road vehicle courses (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.

<u>USE</u>	<u>MAXIMUM DENSITY</u>
<u>Residential</u>	
Summer Homes	1 unit per parcel
<u>Recreation</u>	
Developed Campgrounds	8 sites per acre

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

SUMMER DAY USES 0 PAOT WINTER DAY USE 0 PAOT OVERNIGHT USES 900 POA

OTHER: 11 miles of trail

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.

154 -- TAHOMA RESIDENTIAL

PLAN DESIGNATION:

Land Use Classification	-	RESIDENTIAL
Management Strategy	-	MITIGATION
Special Designation	-	PREFERRED AFFORDABLE HOUSING AREA, SCENIC RESTORATION AREA

DESCRIPTION:

Location: This is the residential area located at the Placer/El Dorado County line north of Sugar Pine State Park.

Existing Uses: This area is a mixture of residential uses ranging from higher density condominiums to low density single family dwellings. The shoreline is in private ownership. The area is 70 percent built out.

Existing Environment: The area is 90 percent low hazard with the remaining ten percent in mixed classifications. The land coverage is about 20 percent and disturbance roughly 20 percent.

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

PLANNING CONSIDERATIONS:

1. The prime fish habitat in the lake is tentatively designated for habitat improvement.
2. There is a habitat for Rorippa subumbellata on the beach.
3. Subdivision improvements do not meet minimal BMP standards.

4. Seeped soils exist which exhibit lower land capability characteristics than those mapped.

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

SPECIAL POLICIES:

1. Placer County, El Dorado County, should continue to coordinate efforts with the TRPA and state agencies to solve water quality problems in this area.
2. Water treatment facilities such as settling ponds should be located in this area.
3. Provide opportunities for development of affordable housing, including to benefit seniors.

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 | - | Single family dwelling (A), multiple family dwellings (A). |
| Tourist
Accommodation | - | Bed and breakfast facilities (S). |
| Public Service | - | Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S/CUP), transmission and receiving facilities (S), transportation routes (S/CUP), public utility centers (S), churches (S), local post offices (S) and daycare centers (S). |

- Recreation - Participant sports (S), day use areas (S), riding and hiking trails (S) 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 6 and 7

- Primary Uses - Beach recreation (A), safety and navigation devices (A) and salvage operations (A).
- Accessory Structures - Buoy (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.

<u>USE</u>	<u>MAXIMUM DENSITY</u>
<u>Residential</u>	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwellings	8 units per acre
Multi-person dwellings	15 persons per acre
<u>Tourist accommodation</u>	
Bed and breakfast facilities	8 units per acre

RESIDENTIAL BONUS UNITS: Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Plan Area is 0 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 5,000 sq. ft.

155 -- TAHOMA COMMERCIAL

PLAN DESIGNATION:

Land Use Classification - TOURIST
Management Strategy - REDIRECTION

PLANNING STATEMENT: This area should continue as a neighborhood tourist commercial area; however, there is a need for rehabilitation while maintaining the scale and character of the west shore.

SPECIAL POLICIES:

1. This is the closest commercial area to Sugar Pine State Park, Bliss State Park and Meeks Bay and, as such, further upgrading as a local commercial center should be encouraged to meet the tourist and camper needs. The possible growth and expansion of these two recreation facilities should be coordinated.

PLANNING CONSIDERATIONS:

1. Following the adoption of the County area General Plan, this Plan Area may be the subject of a joint venture "Community Plan" between Placer County and the TRPA, pursuant to Chapter 14 of the TRPA Code. The development allocations proposed in this Plan may require Community Plan adoption before being made available.

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 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 - Employee housing (S), multiple family dwelling (S), nursing and personal care (S), residential care (S), and single family dwelling(A).

- Tourist Accommodation - Bed and breakfast facilities up to four rooms (A), five or more rooms (S) and other transient dwelling units, timeshare (hotel/motel design) (S) and timeshare (residential design) (S).
- Commercial - Auto, mobile home and vehicle dealers (S), building materials and hardware conducted within a building (A), conducted outdoors (S), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (S), outdoor retail sales (S), service stations (S) amusements and recreation services (S), outdoor amusements (S), animal husbandry (S), auto repair and service (S), broadcasting studios (A), business support services (A), contract construction services if confined to an enclosed building (A), if including outside uses (S), financial services (A), health care services (A), laundries and dry cleaning plant (S), personal services (A), schools - pre-schools (A), secondary storage (S), small scale manufacturing (S), vehicle storage and parking (S).
- Public Service - Churches (S), cultural facilities (A), day care centers (A), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (S), public utility centers (S), schools - kindergarten through secondary (S), social service organizations (S), pipelines and power transmission (S/CUP), transit stations and terminals (S), transportation routes (S/CUP), and transmission and receiving facilities (S).
- Recreation - Day use areas (A), recreation center (S), participant sports facilities (S), group facilities (S), outdoor recreation concessions (S) and visitor information center (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.

<u>USE</u>	<u>MAXIMUM DENSITY</u>
<u>Residential</u>	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwelling	8 units per acre
Nursing and Personal Care	25 people per acre
Residential Care	25 people per acre
Employee Housing	As per the limitations above
<u>Tourist Accommodation</u>	
Bed and Breakfast	10 units per acre
Hotel, Motel and other Transient Units	
-with less than 10% of units with kitchens	20 units per acre
-with 10% or more units with kitchens	15 units per acre
Timeshare	As per the limitations set forth in this table

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.

TOURIST ACCOMMODATION BONUS UNITS: Pursuant to Chapter 35 of the TRPA Code of Ordinances, the maximum number of tourist accommodation units which may be permitted for this Plan Area, predicated on an assignment of such allocation by the TRPA, is 10 units.

COMMERCIAL FLOOR AREA ALLOCATION: The maximum amount of commercial floor area which may be allocated for additional development in this Plan Area, predicated on an assignment of such commercial allocation by the TRPA, is 7,500 sq. ft.