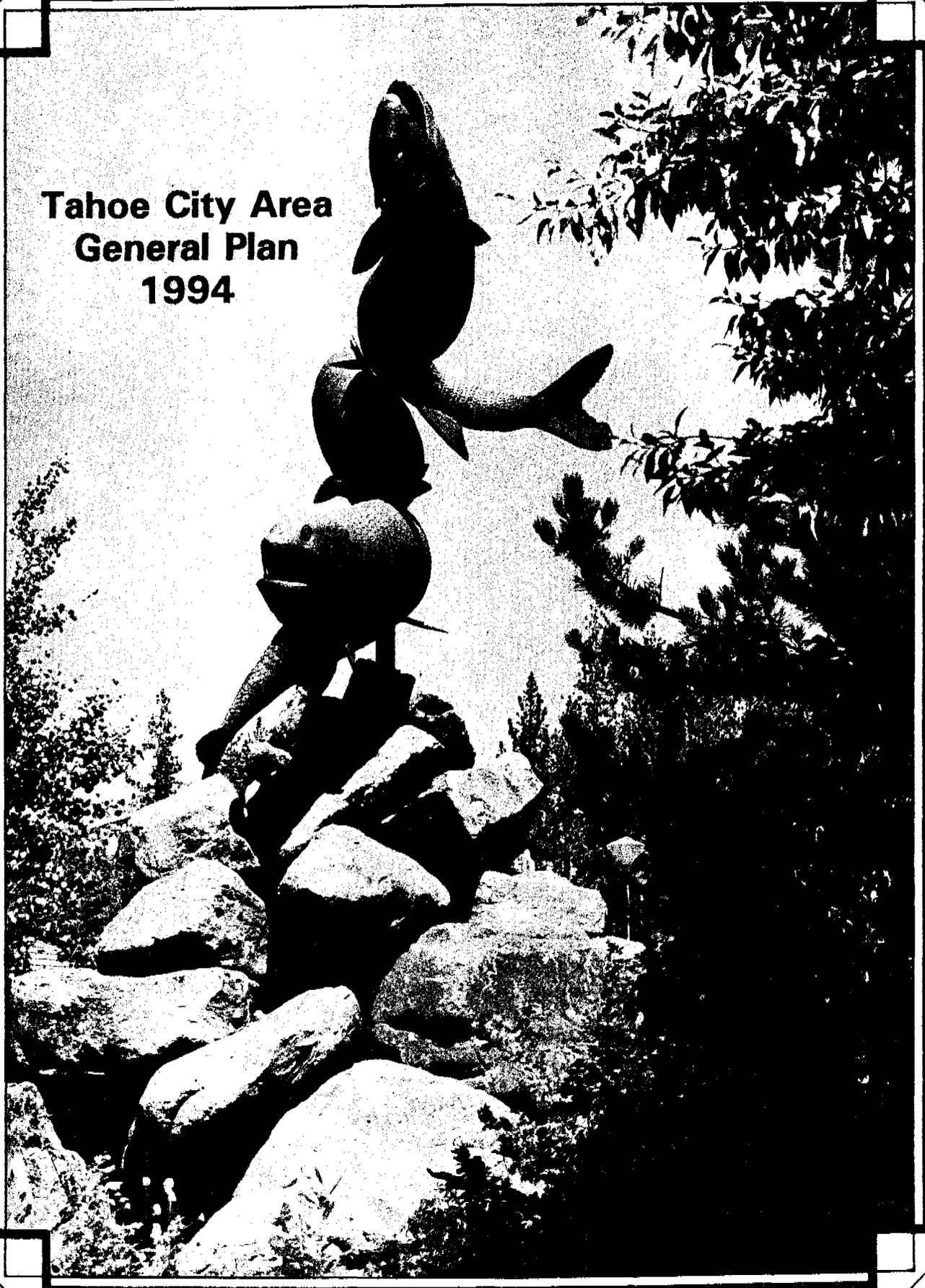


**Tahoe City Area
General Plan
1994**



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

In the matter of:

Resol. No: 2006-318

A Resolution amending a portion of the Tahoe City Area
General Plan, in the Tahoe City area of Placer County

The following RESOLUTION was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held October 24, 2006, by the following
vote on roll call:

Ayes: WEYGANDT, HOLMES, GAINES, KRANZ, SANTUCCI

Noes: NONE

Absent: NOEE

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
Kathy Gies
Deputy Clerk

Signed and approved by me after its passage.

Jim Santucci

Chairman, Board of Supervisors

Attest:
Clerk of said Board

Ann Holman

Ann Holman

The Board of Supervisors of the County of Placer, State of California, does hereby resolve as follows:

That the land use diagram of he Tahoe City Area General Plan is hereby amended as shown on the attached.

TAHOE CITY AREA GENERAL PLAN

Adopted March 7, 1994 by the
Placer County Board of Supervisors

Prepared for Placer County and Tahoe Regional Planning Agency staff, through consultation with the Tahoe City Community Plan Team.

PLACER COUNTY BOARD OF SUPERVISORS

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District 2 - Alex Ferreira
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TAHOE CITY COMMUNITY PLAN TEAM

Terry Dyer, Chairman
Mary Harrington
Bev Badard
Cindy Gustafson-Shaw
Judy Lingle
John Gordon
Walt Kass
Bill Combs, Placer County Planning Staff
Gordon Barrett, TRPA Planning Staff

OTHER ACKNOWLEDGEMENTS

Sue Rae Irelan, Environmental Consultant
Alpengroup, Environmental Consultants
Tahoe City and North Tahoe Design Review Committees
Fred Yeager, Planning Director
Rick Dondro, Bill Zimmerman, John Krogsrud, and Allen Klahn,
Department of Public Works
Lori Lawrence, Principal Secretary
Larry Clevenger, Cartographic Technician

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I. INTRODUCTION

A. Purpose of the General Plan

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

This General Plan is further unique in that it will incorporate, as an element thereof, the "Community Plan" for the downtown and Tahoe City 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 "General Plan" and "Community Plan" have distinct statutory requirements, all of which are addressed in their respective documents.

In the case of the 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 the existing General Plans which currently govern this area, which include: The Tahoe City Urban Design Study, the Lake Tahoe General Plan, and the Placer County-wide General Plan.

B. Description of the Study Area

The Tahoe City Area General Plan includes an area of approximately 5,900 acres, situated on the northwest shore of Lake Tahoe, California (Figure 1).

The area is generally bounded by the "Dollar Hill" area to the northeast, the Comstock Acres/Granlibakken are to the south and approximately three miles down the Truckee River corridor to the west.

The Tahoe City "downtown" area lies at the intersection of State Routes 89 and 28, whose confluence is commonly known as the "wye." Tahoe City, due to its location at the northwest end of the Lake, and being situated on the State Highway, is the "gateway" to that portion of Lake Tahoe. Tahoe City is also located at the drainage out-fall of the Lake, the lower Truckee River.

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.

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, based on the recognition that the 1975 Urban Design Study merited a review for its current relevancy. This process involves public hearings before the Placer County Planning Commission and Board of Supervisors as part of the adoption process.

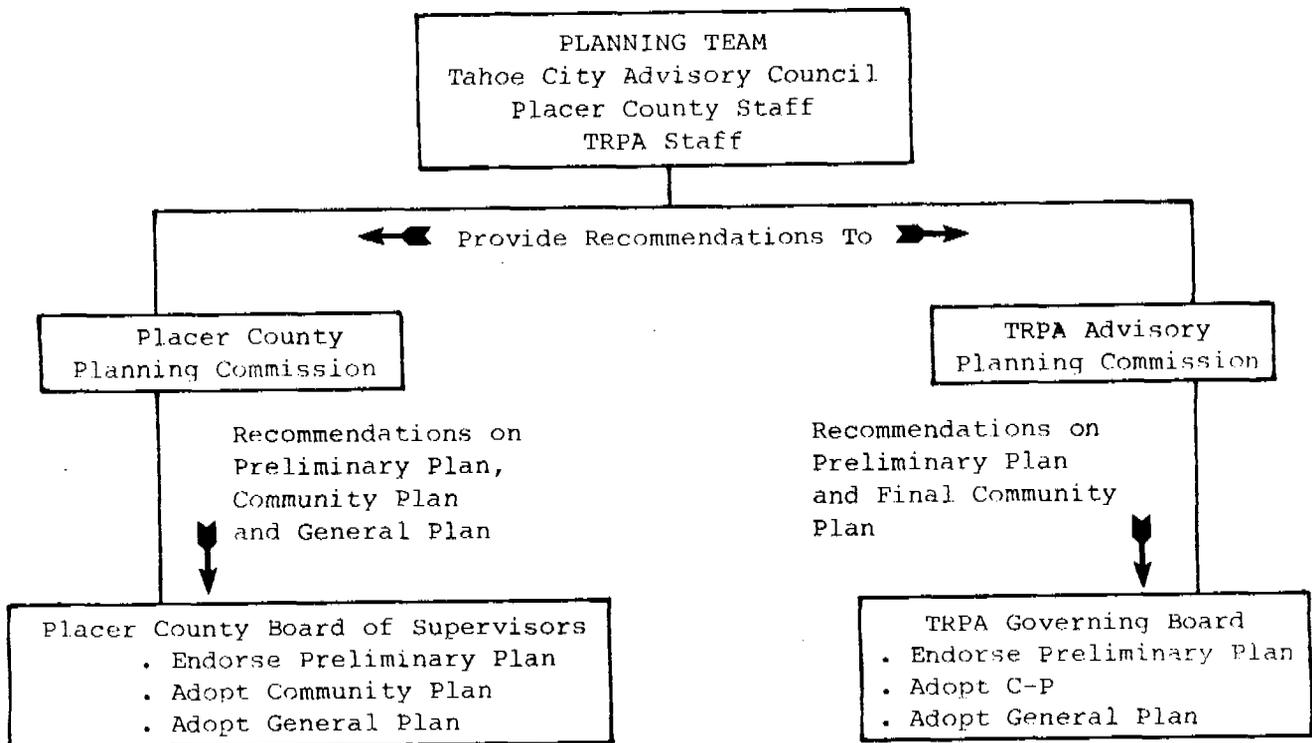
The Community Plan process parallels the General Plan process, but is somewhat different.

In 1986, the Placer County Board of Supervisors formed an 8- member Advisory Council, Tahoe City Advisory Council (TCAC), charged with the responsibility of acting as an advisory panel to the Board of Supervisors on a wide range of civic issues, including land use planning. The TCAC, along with staff members from Placer County and the TRPA, form a group known as the "Planning Team," whose duty it is to steer the development and adoption of the Community Plan.

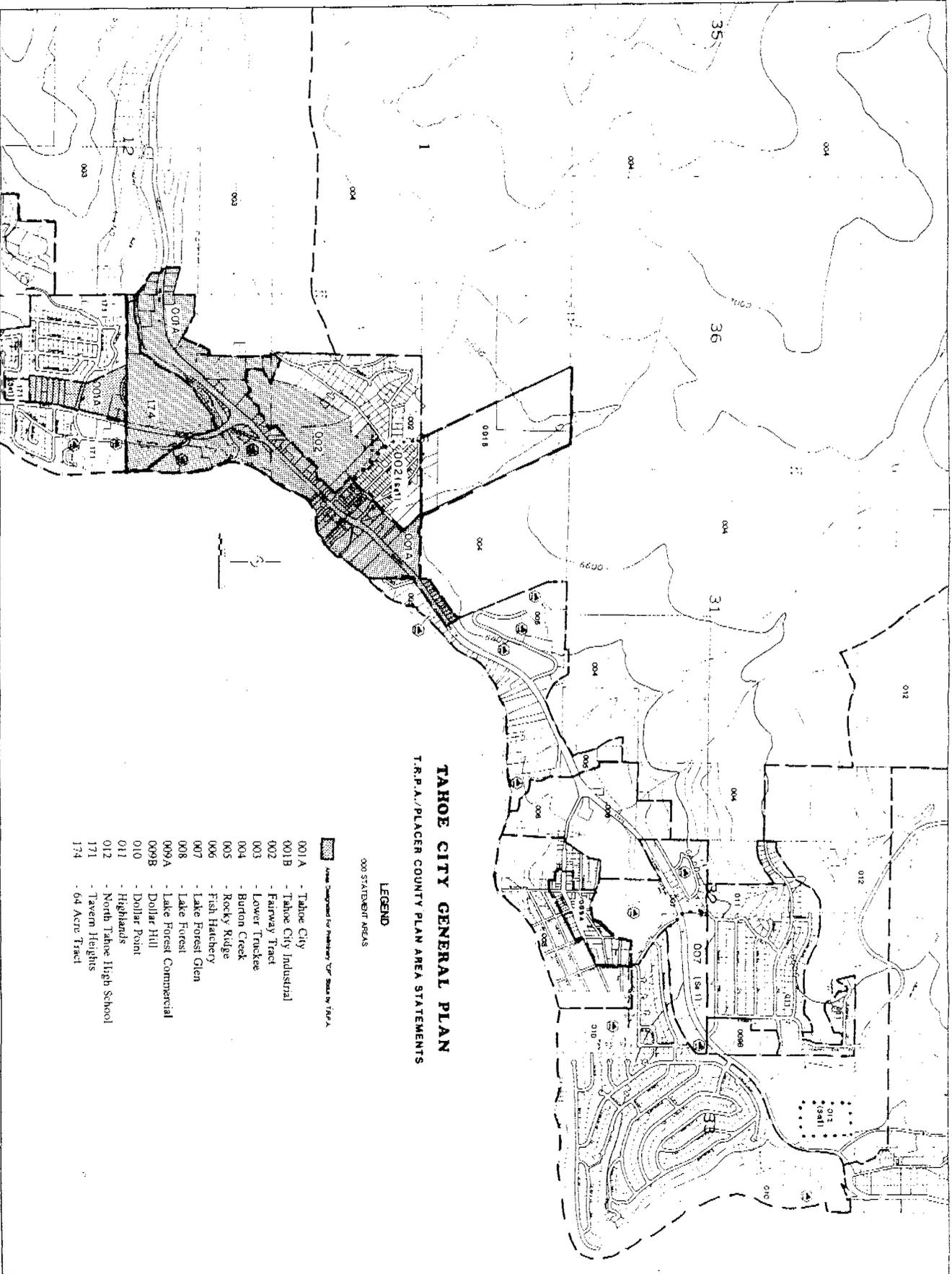
There were two basic steps involved in the Community Plan process: endorsement of a "Preliminary Plan," followed by adoption of a "Final Plan." The endorsement and adoption shall take place through both the usual Placer County processes (Planning

Commission and Board of Supervisors) and through the TRPA, by way of the Advisory Planning Commission and Governing Board.

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.



TAHOE CITY GENERAL PLAN

T.R.P.A./PLACER COUNTY PLAN AREA STATEMENTS

LEGEND

000 STATEMENT AREAS

Areas Shaded for Planning Use Only by T.R.P.A.

- 001 A - Tahoe City
- 001 B - Tahoe City Industrial
- 002 - Fairway Tract
- 003 - Lower Truckee
- 004 - Burton Creek
- 005 - Rocky Ridge
- 006 - Fish Hatchery
- 007 - Lake Forest Glen
- 008 - Lake Forest
- 009 A - Lake Forest Commercial
- 009 B - Dollar Hill
- 010 - Dollar Point
- 011 - Highlands
- 012 - North Tahoe High School
- 171 - Tavern Heights
- 174 - 64 Acre Tract

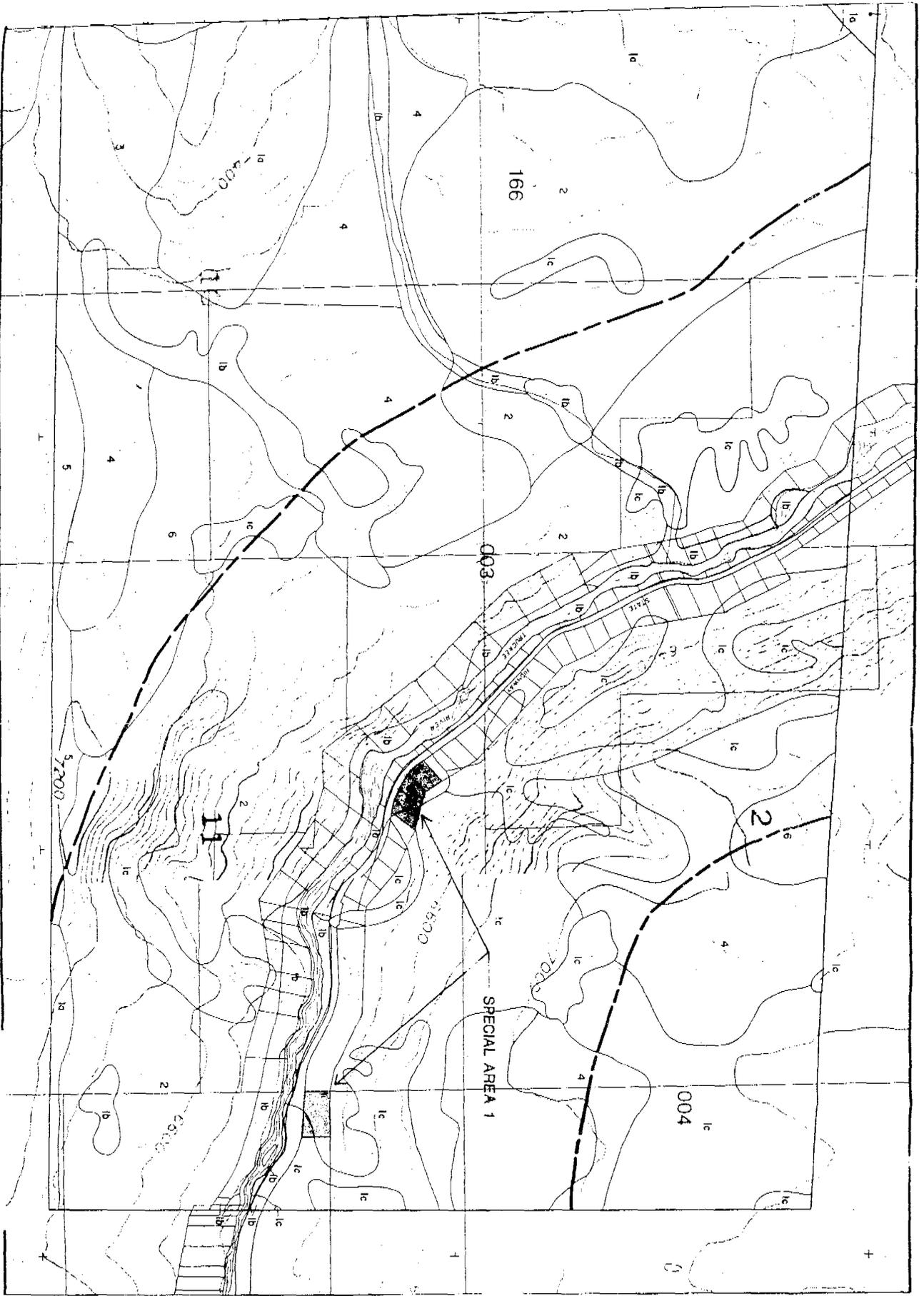


Figure 4 continued

II. COMMUNITY DEVELOPMENT ELEMENT/LAND USE ELEMENT

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

A. Housing

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 1988, the developed housing stock within the geographic boundaries of the Tahoe City General Plan was as follows:

Single Family Dwellings	1349	52.5%
Duplex Units	68	2.6%
Triplex Units	39	1.5%
4-unit Apartment (and greater) Units	135	5.2%
Condominium Units	975	38.0%
Total Housing Units	2566	100.0%

As can be seen from these figures, 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.

An inventory of undeveloped single family parcels shows a total of 352 of such properties as of 1988. Within this figure, 89 of the parcels would be considered "unbuildable," under the TRPA regulations in effect at the time, namely, parcels either in land capability class 1 - 3 or parcels having a score below the "buildable" threshold under the Individual Parcel Evaluation System (IPES). A total of about 263 buildable lots remain.

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 Tahoe City General Plan area.

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

The anticipated 60-100 new housing permits per year over the 10 year life of the Plan represents a cumulative growth rate of about 14% (at the high end) over the estimated 7050 existing single family dwellings. On an annual basis, this would equate to a 1.4% 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 estimated remaining 263 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 for senior citizens in the area. In particular, it was felt that Plan Area 009B, and Special Area 1 (immediately to the east of 009B) with available high capability land and featuring neighborhood commercial support services, would be a prime location for a senior housing project.

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, 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. Give prime consideration to a project providing affordable senior housing in the Dollar Hill area (Plan Area 009B and Special Area 1), or to another area if it can be found to be a compatible use.
3. 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 Tahoe City Area General Plan. There are three general areas of existing commercial development in the Plan Area which are "downtown" Tahoe City, the Lake Forest area, and the Dollar Hill

area. The Tahoe City area is further the subject of a Community Plan status and is discussed in greater detail in the Community Plan Element.

1. Downtown Tahoe City

The area generally defined as downtown Tahoe City is that area in the vicinity of the intersection of State Routes 89 and 28, whose confluence is commonly referred to as the "wye." The area is generally defined by highway frontage on either one of the state highways, and is a contiguous area with the exception of a separation of commercial properties by a holding of the U.S. Forest Service commonly known as the "64 acres."

Of those "64 acres," approximately 56 acres are located south of the wye, and the planning process for that portion is being done independently from this study by the Forest Service, although in consultation with the parties involved in the Community Plan. The remaining 8 acres, commonly known as the chimney," is being primarily deferred to the Community Plan for land use planning decisions, although the Forest Service retains ultimate discretion for the use of this property as well, as long as it remains in federal ownership. Because of its central location and the integral role it plays in planning for the downtown area, the "64 acres" are proposed for inclusion in the Community Plan.

An inventory of existing conditions in this area was conducted between the summer of 1986 and summer of 1987 by the County and TRPA staff, some of the results of which are tabulated in Table 1.

Further analysis was conducted by the consulting firm of Economics Research Associates in a study entitled "Economic Analysis for Community Plan Areas, North Shore, Lake Tahoe."

In general, the predominance of types of uses reflects the orientation toward the tourist market, as would be expected. Typical tourist related businesses such as motels, restaurants, service stations, and specialty retail shops are predominant.

At the time of the inventory, there were approximately 508,000 sq. ft. of commercial floor space, in an area of approximately 115 acres, along with approximately 195 units for tourist accommodations.

In general, most of the area has a high percentage of impervious land coverage, and coupled with the fact that much of the area is classified as environmentally sensitive, existing coverage is generally well in excess of the coverage permitted under the Land Capability system. However, some of the area that has

traditionally been mapped as "environmentally sensitive" may appropriately belong in the category of "man modified."

Available parking has historically presented a problem, especially for those businesses directly fronting State Route 28 between the wye and the Lighthouse Center area. This situation has resulted from a combination of many of the buildings having been constructed at a time of permissive, or nonexistent, parking standards. With increased widening over time of the public right-of-way, moving it to within close proximity to existing structures, inadequate parking has been a long-term problem for the downtown area.

Despite areas of acute parking shortage, other more recently developed commercial properties have less of a problem. All told, the 1986-87 inventory reported a total of 2,429 on-site parking spaces.

Using the parking standard that has traditionally been applicable for commercial development in Placer County (1 space per 300 sq. ft. of gross floor area), the 508,000 sq. ft. of existing floor area plus 195 tourist units would result in an aggregate on-site parking requirement of 1,888 spaces.

Therefore, "on paper", at least, the downtown area is conforming, on an aggregate basis, for on-site parking. Historic use has shown, however, that surpluses in some given locations do not atone for deficits in others, and it is generally conceded that a parking problem does exist, and the recommendations of this report attempt to address that.

Table 1 - Downtown Tahoe City Commercial Property Inventory

1. Number of Parcels in Inventory	111
2. General Business Types (by parcel)	
a. Office	19
b. Retail Sales	31
c. Food Service	15
d. Service Station	6
e. Motel	6
f. Heavy Commercial	2
g. Vacant	4
h. Rafting/Recreation	5
i. Banks/Savings & Loan	3
j. Other	1

3. Coverage Breakdowns (by parcel)

100%	22
70 - 100%	45
50 - 70%	14
30 - 50%	20
<30%	4

- 4. Total Land Area in Preliminary C-P Boundary: 115 acres
- 5. Total floor space of commercial use, June 1987: 508,773 sq. ft.
- 6. Tourist Units: 195
- 7. Total number of on-site parking spaces: 2,249
- 8. Total number of public right-of-way parking: 222

GOALS AND POLICIES FOR DOWNTOWN TAHOE CITY COMMERCIAL

Specific Goals and Policies are set forth in the "Tahoe City Community Plan" document, incorporated herein by reference.

2. Lake Forest Area

The community of Lake Forest is located to the east of downtown Tahoe City, whose commercially developed properties generally front on Lake Forest Road and was identified as Plan Area 009A in the Plan Area Statements. Those areas included within the boundaries of the proposed Community Plan area were also the subject of an inventory of existing development in the summer of 1987.

In this area, the survey revealed a total of 112,000 square feet, approximately, of commercial floor space in an 18.2 acre area of commercial zoning. Interspersed with the commercial uses are a number of single-family and multiple residential dwelling units. Further, the types of commercial uses tend to be varied as well, from the traditionally "light" commercial uses such as restaurants and retail shops, to "heavy" commercial uses such as auto body shops and warehousing.

The 112,000 square feet of commercial floor space would equate to an aggregate parking requirement of 373 spaces, according to current Placer County standards, and the inventory revealed 451 existing spaces.

In terms of existing coverage, the following information was found:

<u>Coverage</u>	<u>Number of Parcels</u>
100%	8
70-100%	26
50-70%	5
30-50%	11
Under 30%	2
0%	12

The Lake Forest area is predominately a high land capability area, with 17.9 acres of soil series JhC (Class 5) and 3.8 acres of soil series Gr (Class 1b).

In terms of development opportunities for vacant properties, as of August 1987, there were ten (10) vacant parcels that have had commercial zoning, historically, representing an aggregate land area of 68,900 square feet, approximately.

During the early stages of the planning process, serious consideration was given to the concept of assigning Community Plan status to Lake Forest.

During the course of the planning process, however, and based largely on the outcome of meetings between Planning Team members and members of the Lake Forest business community, this concept was abandoned.

A consensus was reached that the amount of new development and the amount of new urban/environmental improvements were not of sufficient scale to warrant Community Plan status. It was further felt that community goals and objectives could be satisfactorily achieved through adoption and implementation of the Plan Area Statement for Lake Forest.

For these reasons the PAS presented for Lake Forest in this Plan is generally more detailed and specific than typically found in a PAS.

GOALS AND POLICIES FOR THE LAKE FOREST COMMERCIAL AREA

Goal:

1. Implement the Theme for the Lake Forest Community Plan area by adopting the set of permitted uses suitable to the Theme of "local-serving retail, services and storage." While the Lake Forest area currently has a wide mix of residential and various types of commercial development, future commercial development should be selected on the basis of compatibility with the residential use in close proximity.

Policies

1. Emphasize service oriented commercial uses through the set of permitted uses. Establish most, if not all, other types of commercial uses as "special," requiring discretionary approvals with public input.

The themes for subareas of the Community Plan are implemented through the Special Areas.

- a. Policy: In Special Area 1 (Retail/Service Area), residential commercial oriented uses are encouraged by the permissible use list.
- b. Policy: In Special Area 2 (Public Service/ Industrial Area), public service and light industrial services are encouraged by the permissible use list.
2. Encourage the remodeling, upgrading, and aesthetic improvement of commercial buildings in need of such improvements. Develop incentive strategies for accomplishing this.
3. Encourage the upgrading or replacement of commercial advertising signs that detract from the aesthetic appearance of the community.
4. Implement an "amortization" plan to provide for the eventual elimination of non-conforming signs.

5. Implement an amortization plan to provide for retro-fitting or appropriate screening of commercial uses that are visually incongruous with neighboring uses, or with public traveled-ways.
6. Employ strategies described in the TRPA "Lake Tahoe Basin - Scenic Quality Implementation Program" for improving overall scenic quality.
7. Retain the existence and participation of the Tahoe City Design Review Committee in the review of commercial development, remodeling, and Sign Permit activity.
8. Implement the proposed set of Design and Sign guidelines for the Design Review Committee and County Staff to use, pursuant to items #5, as contained in this document.
9. Develop an allocation strategy that assigns priority of commercial development to projects which emphasize remodeling and rehabilitation of substandard development.
10. Provide other incentives to encourage the rehabilitation and/or remodeling of commercial properties in need of such attention, such as possible reductions in mitigation fees.
11. From General Plan adoption until December 31, 1996, an additional 2,000 sq. ft. of commercial floor area may be allocated within the Lake forest Commercial Plan Area. Incentive programs should assign priority to commercial development projects which emphasize area-wide improvements the rehabilitation of substandard development. Within the 2,000 sq. ft. limitation, allocations of commercial floor areas shall be issued by TRPA upon project approval pursuant to Chapter 33, However, TRPA shall only consider for approval, projects recommended by Placer County.

3. Dollar Hill Area

The Dollar Hill area, as defined by the Plan Area Statements as "009B" and the eastern portion of "SA1" (Special Area Number 1) was also the subject of an inventory of existing commercial development. While this is not a geographically large area, it does contain one of the larger contiguous areas of high capability land with a history of commercial zoning, and also it includes Assessor's Parcel 93-160-52, on which a comparatively large commercial and professional office project has been proposed.

During the Planning process, Dollar Hill, like Lake Fores, was given consideration for Community Plan status. During the Preliminary Plan stage, direction was provided from the reviewing bodies at TRPA and Placer County to give further study to Dollar Hill for that purpose.

After so doing, however, it was the decision of the Planning Team to not assign CP status to Dollar Hill, but rather to plan for the area, like Lake Forest, through the PAS process.

As of the summer of 1987, this area included 25,188 square feet of commercial floor space, and 107 on-site parking spaces on 16.3 acres of land. Assessor's Parcel 93-160-52 comprise 10 acres of this area, all of which is in a land capability Class 5.

The historically-zoned commercial areas are bounded by two large, single family, lot-and-block designed subdivisions, "The Highlands" to the north and "Dollar Point" to the south.

Although this area does have direct highway frontage, given its relation to neighboring residential areas and its secondary role to downtown Tahoe City, the major regional commercial market, the appropriate "theme" for Dollar Hill uses would be "Local Serving Retail, Services, and Storage."

GOALS AND POLICIES FOR THE DOLLAR HILL AREA

Goals:

1. Provide for localized neighborhood commercial needs for the market area around Dollar Hill.
2. Provide for affordable senior housing in this area.

Policies:

1. Implement the policies and the recommended set of permitted uses for the Dollar Hill area by adoption of the PAS. Both the types of uses and scale of new development should be consistent with the development goals.
2. Encourage the development of a project (or projects) that are designed to meet the needs of affordable housing for senior members of the community.

3. Continue to provide winter recreation opportunities for cross country skiers.
4. A secondary access to the high school should be considered.
5. Off-road vehicle use should be discouraged.
6. Consider this area as a preferred site for relocating recreation and residential facilities now located in stream environment zones or other unsuitable areas.
7. This Plan area should accommodate the full connection of the proposed North Tahoe PUD Bike Trail.
8. Special Area #1 has been created as a receiving area for public service facilities and/or governmental offices. The area designated on Map D-6 is the approximate location for siting these facilities, which may only be developed in such a way as to be visibly screened from adjacent residential neighborhoods and State Route 28, and not to exceed established community noise equivalent levels.

C. Other Existing Conditions

1. Public Ownership and Public Service Uses

As can be seen in Figure 2, much of the land area of the Tahoe City Area General Plan is under public ownership, primarily among the U.S. Forest Service and State of California (Parks Department), and, to a lesser extent, the Tahoe City Public Utility District (TCPUD) and Placer County.

This figure also identifies the locations of existing public service facilities such as schools, fire stations, County offices and corporation yards, California Department of Transportation facilities, and Tahoe City PUD facilities.

GOALS AND POLICIES FOR PUBLIC SERVICE FACILITIES

Goal

1. Continue to provide adequate facilities in appropriate locations to provide public services to the existing population as well as new residents and businesses.

Policies

1. Consolidate Placer County facilities at the "Burton Creek" site (Plan Area 006) through the construction of new facilities. Coordinate this project with an overall coverage reduction and "best management practice" retro-fit.
2. Encourage strategies to provide adequate new and more appropriate sites for existing facilities, such as the Cal-Trans corporation yard, out of environmentally and visually sensitive areas.

D. Cultural Resources

An inventory of sites of significant historical or archaeological importance was undertaken by the TRPA as part of the preparation of the Regional Plan.

A detailed description of some of these key sites is provided in the environmental document for this Plan.

GOALS AND POLICIES FOR CULTURAL RESOURCES

Goal

1. Preserve buildings and sites that add to the cultural heritage of the Tahoe City area.

Policy

2. Evaluate project activities in light of potential adverse impacts on cultural resources and avoid such conflicts.

E. 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 Tahoe City 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--where a discrepancy with the original PAS has occurred, it is noted in the text by the presence of an asterisk. These discrepancies are intended to be adjusted by means of Plan Amendments through the TRPA.

The Land Use Districts of the Tahoe City 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.

These 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 Tahoe City Area General Plan.

001A -- TAHOE CITY

Refer to the Tahoe City Community Plan which addresses this area.

001B -- TAHOE CITY INDUSTRIAL

Plan Designation:

Land Use Classification - Commercial/Public Service
Management Strategy - Mitigation

Planning Statement: This area has historically been designated as a potential site for becoming the light industrial area for Tahoe City and the receiving area for the relocation of existing incompatible uses located in the Tahoe City area. While this Plan Area Statement leaves such an option as a possibility, such development should only occur if a feasible access route can be provided that avoids the Tahoe City Terrace and Bittencourt Resubdivision neighborhoods.

Special Policies: Before any development may take place in this Plan Area, a master plan shall be approved by the TRPA. The master plan shall address access, restoration of the dump site and SEZ, all necessary improvements, and sites for the relocation of incompatible uses found elsewhere in the area.

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

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

Residential	Employee housing (S)*, mobile home dwelling (S), and multiple family dwellings (S).
Commercial	Building materials and hardware (S)*, nursery (S)*, outdoor retail sales (S)*, auto repair and service (S)*, secondary storage (S)*, batch plants (S)*, fuel and ice dealers (S)*, industrial services (S)*, recycling and scrap (S)*, small scale manufacturing (S)*, storage yards (S)*, vehicle and freight terminals (S)*, vehicle storage and parking (S)*, warehousing (S)*.
Public Service	Collection stations (S)*, government offices (S), local assembly and entertainment (S), local post office (S), local public health and safety facilities (S), publicly owned assembly and entertainment (S), public utility centers (S)*,

regional public health and safety facilities (S), pipelines and power transmission (S), transit stations and terminals (S)*, transportation routes (S), and transmission and receiving facilities (S)*.

Resource Management

Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (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	8 units per acre (SA #1 only)
Nursing and Personal Care	25 persons per acre
Residential Care	25 persons per acre
Employee Housing	15 units per acre (SA #1 only)

Parking Requirements: (see Appendix 1, Parking Standards)

Height Restrictions: The maximum permitted height shall not exceed thirty feet, or as required by TRPA, whichever is more restrictive.

Setbacks:

- a. The maximum 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.

002 -- FAIRWAY TRACT

Plan Designation:

Land Use Classification - Residential
Management Strategy - Mitigation

Planning Statement: This area should continue to serve as a residential neighborhood, maintaining the existing character.

Special Policies: The golf course areas should be continued as a buffer/open space area to the commercial development of Tahoe City.

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

General List: The following list of permissible uses is applicable throughout the Plan Area, except as noted in Special Area #1:

- | | |
|----------------|--|
| 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 | Cemeteries (A), churches (S)*, cultural facilities (S), day care center for up to six children (A)*, local post offices (S), local public health and safety facilities (S), membership organizations (A), publicly owned assembly and entertainment (S), public utility centers (A), schools - kindergarten through secondary (A), pipelines and power transmissions (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S)*. |
| Recreation | Day use areas (A), golf courses (S)*, participant sports facilities (S), cross country skiing courses (A), outdoor recreation concession (S)*, and snowmobile courses (S). |

Special Area #1: The following list of permissible uses is applicable in Special Area #1. All the uses listed on the General List plus the following additions:

Residential Multiple family dwelling (A), nursing and personal care (A), employee housing (A), and residential care (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	8 units per acre (SA #1 only)
Nursing and Personal Care	25 persons per acre
Residential Care	25 persons per acre
Employee Housing	15 units per acre (SA #1 only)

Parking Requirements

- a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely on-site, or as required by TRPA, whichever is more restrictive.
- b. Multiple Family Dwellings - one space per each dwelling unit, or as required by TRPA, whichever is more restrictive.

Height Restrictions - The maximum permitted height shall not exceed thirty feet, or as required by TRPA, whichever is more restrictive.

Setbacks

- a. The maximum 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.

003 - LOWER TRUCKEE

Plan Designation:

Land Use Classification - Recreation
Management Strategy - Redirection

Planning Statement: This area should be managed for recreational uses that are compatible with the special scenic and resource values of the planning area.

SPECIAL POLICIES:

1. Existing commercial uses in this Plan Area should be encouraged to move to more appropriate Plan Areas. Incentive through transfers of development rights to any receivable Plan Areas should be provided to encourage commercial uses to relocate. Commercial uses that are allowed to remain shall be required to do visual buffering or landscaping as conditions for any permits for additions, modifications, or alterations.
2. Provide suitable parking facilities for recreational users of the river.
3. Optimize recreation and travel use of the river corridor to that which maintains its attractiveness and environmental stability.
4. Public recreation opportunities on Lake Tahoe and the Truckee River should be encouraged. Prior to any expansion, the total number of rafts operating at one time on the Truckee River should be established by a comprehensive environmental analysis. This analysis should include, but not be limited to, determination of overall recreation needs, attractiveness of the facilities, environmental constraints, and various water flow limitations. Parking for commercial rafting should be provided by the businesses and in locations that do not further congest the "wye" area.
5. A maximum of 2,000 sq. ft. of commercial floor space allocation shall be assigned to Special Area #1, linked to a program of improvements including fencing and landscaping for visual improvement.
6. The Placer County Redevelopment Agency should be utilized as a means of achieving improvements to the area.

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

Special Area #1: In addition to the uses listed in the General List, the following list of permissible uses is also applicable in Special Area #1.

Commercial - Building materials and hardware (S), furniture/home furnishings and equipment (A), business support services (A), contract construction services (A), personal services (A), professional offices (A), repair services (A), auto repair and service (S), secondary storage (S), industrial services (S), small scale manufacturing (S), collection stations (S), vehicle storage and parking (S), warehousing (S), and wholesale and distribution (S).

Public Service - Pipelines and power transmission (S), regional public health and safety facilities (S), public utility centers (S), transportation routes (S), 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)*.

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, allocations 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

Parking Requirements:

- a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely on-site.
- b. Commercial Uses - Refer to Parking Standards (Appendix).

Height Restrictions - The maximum permitted height shall not exceed thirty feet, or as required by TRPA, whichever is more restrictive.

Setbacks

- a. The maximum 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 maximum building site size shall be 10,000 sq. ft.

004 - BURTON CREEK

Plan Designation:

Land Use Classification - Conservation
Management Strategy - Mitigation

Planning Statement: This planning area should continue to provide a full range of low to moderate resource use including opportunities for hiking, timber harvest, wildlife management, grazing of livestock, and recreation.

Special Policies:

1. Provide opportunities for intensive resource management practices to include regeneration harvest and selective cutting.
2. Improvement or expansion of the road system should be compatible with the type and intensity of use. The road through the meadow should be relocated to higher ground and bridge spans should be installed where the road crosses stream channels.
3. Logging road spurs in this area should be scarified and revegetated.
4. Provide opportunities to expand public camping opportunities.
5. An emergency exit route should be constructed at the end of Polaris Drive adjacent to North Tahoe High School, connecting to State Route 89 to the south. The road should be maintained but gated at the northern end, to be made available for vehicular use in time of emergency.

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 the 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 (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, employee housing (S).

Commercial - Nursery (S).

Public Service	Cemeteries (S), pipelines and power transmission lines (S), local public health and safety facilities (S), transit stations and terminals (S), transmission and receiving facilities (S), and transportation routes (S).
Recreation	Cross country skiing courses (S), day use areas (S), developed campgrounds (S), group facilities (S), outdoor recreation concessions (S), riding and hiking trails (A), rural sports (S), off road vehicle courses (S), undeveloped campgrounds (S), and snowmobile courses (S).
Resource Management	Forest Management practices (A)*.

Parking Requirements

- a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely on- site.
- b. Commercial - Refer to Parking Standards (Appendix 1).

Height Restrictions - The maximum permitted height shall not exceed thirty feet, or as required by TRPA, whichever is more restrictive.

Setbacks

- a. The maximum front setback shall be 45 sq. 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' 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 maximum building site size shall be 10,000 sq. ft.

005 ROCKY RIDGE

Plan Designation:

Land Use Classification - Residential
Management Strategy - Mitigation

Planning Statement: This area should continue to be a residential area of the same type and character that now exists.

Special Policies:

1. The existing motel shall be conforming; however, there shall be no additional tourist accommodation units in this area.

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, 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.
Tourist Accommodation	Hotel, motel and other transient dwelling units (S) and bed and breakfast facilities (S).
Commercial	Professional offices (S).
Public Service	Local post offices (S), local public health and safety facilities (S), public utility centers (S), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S).
Recreation	Day use areas (A), participant sports (S), and riding and hiking trails (A).

Resource Management Forest Management practices (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
<u>Tourist Accommodation</u> Bed and breakfast facilities	8 units per acre
Hotel, motel and other transient dwelling unit -with less than 10% of units with kitchens	20 units per acre
-with 10% or more units with kitchens	8 units per acre

Parking Requirements

- a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely onsite.
- b. Other uses - Refer to Parking Standards (Appendix 1).

Height Restrictions - The maximum permitted height shall not exceed thirty feet, or as required by TRPA, whichever is more restrictive.

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' minimum, or as required by TRPA, whichever is more restrictive.

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

006 FISH HATCHERY

Plan Designation:

Land Use Classification - Recreation
Management Strategy -Redirection

Planning Statement: This area should continue to provide both dispersed and more intensive forms of recreation while preserving, to the extent possible, its natural character and value as a stream environment zone. Intensive uses in sensitive areas should be relocated to other less-sensitive sites in the planning area, and inappropriate uses should be redirected outside the planning area.

Special Policies:

1. No new land coverage for the County Administrative Center shall be permitted in the SEZ, and the entire facility should be retrofitted with Best Management Practices as soon as feasible.
2. The County is considering moving the Department of Public Works. The existing coverage should be credited toward the expansion of the County Administrative Center.
3. The campsites should be eliminated in this area over the long term and relocated in a Plan Area with higher capability land.
4. The undeveloped portions of the SEZ should be managed for scenic restoration and low intensity uses.
5. Wherever possible, disturbed sites in the SEZ should be restored. Incentives should be given property owners to encourage restoration. This Plan Area is a high priority area for land coverage reduction.
6. The facilities associated with the boat ramp and Coast Guard Station should be retrofitted with BMPs as soon as feasible.

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	Pipelines and power transmission (S), transmission and receiving facilities (S), local public health and safety facilities (A), public utility centers (S), transportation routes (S), government offices (S), transit stations and terminals (S), cultural facilities (S), and regional public health and safety facilities (S).
Recreation	Day use areas (A), riding and hiking trails (S), participant sports (S), developed campgrounds (S), beach recreation (A), and boat launching facilities (S).
Resource Management	Forest Management practices (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 DENSITIES</u>
<u>Residential</u> Single Family Dwelling	1 unit per parcel
<u>Recreation</u> Developed Campgrounds	8 sites per acre

Parking Requirements

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

Height Restrictions - The maximum permitted height shall not exceed thirty feet, or as required by TRPA, whichever is more restrictive.

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' 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.

007 LAKE FOREST GLEN

Plan Designation:

Land Use Classification - Residential
Management Strategy - Mitigation

Planning Statement: This area should be continued as a medium density residential area with some additional compatible commercial uses.

Special Policies:

1. A high priority should be given to evaluation and restoration of disturbed SEZs. There should be no further encroachment into the meadow.
2. Commercial development should be limited to the properties fronting Highway 28 north of upper Lake Forest Road, discouraging strip development as specified in the Tahoe City Community Plan (Special Area #1).
3. Provide opportunities for development of a variety of housing for seniors with emphasis on affordable housing.

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, except as noted in Special Area #1.

Residential	Multiple family dwellings (A), single family dwellings (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 post offices (S), local public health and safety facilities (S), public utility centers (S), pipelines and power transmission (S), transit stations and terminals (S), trans-

portation routes (S), and transmission and receiving facilities (S).

- Recreation Day use areas (A), participant sports facilities (S), and riding and hiking trails (A).
- Resource Management Forest Management practices (A)*.

Special Area #1: The following list of permissible uses is applicable Special Area #1.

All the uses listed on the General List, plus the following additions:

- Commercial Financial services (A), health care services (A), personal services (A), and professional offices (A).
- Public Service Churches (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.

<u>USE</u>	<u>MAXIMUM DENSITY</u>
------------	------------------------

Residential

- | | |
|---------------------------|-------------------|
| Single Family Dwelling | 1 unit per parcel |
| Multiple Family Dwellings | 15 units per acre |

Parking Requirements

- a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely onsite.
- b. Other Uses - Refer to Parking Standards (Appendix 1).

Height Restrictions - The maximum permitted height shall not exceed thirty feet, or as required by TRPA, whichever is more restrictive.

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' 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.

008 LAKE FOREST

Plan Designation:

Land Use Classification - Residential
Management Strategy - Mitigation

Planning Statement: This area should continue to serve as a residential neighborhood of the existing type and character.

Special Policies:

1. The Skylandia property should be maintained as a subregional recreation area as should the Tahoe City Public Utility District beach. Community involvement must be encouraged in any planned development of recreation facilities in this area.
2. The shoreline area should remain in public ownership, and additional access and parking should be provided at Skylandia.
3. Organizations should be encouraged to eliminate traffic and congestion problems at the Tahoe City Public Utility District beach.

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 site, including 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 transmission (S), transmission and receivable facilities (S), transportation

routes (S), public utility centers (S), local post offices (S), and churches(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)*.

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
<u>Tourist Accommodation</u>	
Bed and Breakfast Facilities	10 units per acre

Parking Requirements

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

Height Restrictions - The maximum permitted height shall not exceed thirty feet, or as required by TRPA, whichever is more restrictive.

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' 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.

009A LAKE FOREST COMMERCIAL

Plan Designation:

Land Use Classification - Commercial/Public Service
Management Strategy - Redirection

Planning Statement: The Lake Forest Commercial area of Plan Area 009A was identified initially as a candidate area for Community Plan status. During the course of the planning process, however, it became the consensus of the Planning Team, in close consultation with members of the Lake Forest community, that due to the limited size of the community, the limitations on new development, and the nature of environmental improvements needed in the community, that the "Community Plan" approach was not warranted. It was felt that goals, policies and regulations could be adequately addressed through the Plan Area Statement process, as modified by this section.

The theme for the Lake Forest Commercial Plan Area Statement is generally of the "Local-serving Retail, Services, and Storage" nature. The Plan recognizes that the development patten of Lake Forest, historically, has resulted in a mosaic of mixed uses that would generally be discouraged under present planning theory. Secondly, the Plan recognizes that the Plan area is comparatively small and does not lend itself to significant expansion of radical change.

The primary goal and objectives of the Plan is to improve on existing development, by enhancing the appearance of the community, providing environmental benefits, and resolving conflicting land use patterns as much as possible.

SPECIAL GOALS AND POLICIES

1. Two special areas are created to more closely define development themes and permitted uses. Special Area 1, on the western side of the Community Plan, is oriented toward "light" commercial and office uses. Special Area 2, on the eastern side of the Community Plan, is more oriented toward "heavy" commercial uses. These designations are based on existing development patterns as well as historic County zoning designations (see Figure 3).
2. Given the limited opportunities in the Lake Tahoe basin for siting the types of necessary services located in Special Area 2, this Plan does not encourage relocation of such uses. Rather, the goal for this area is to encourage remodeling and rehabilitation of facilities to make properties and uses more congruous. Uses, which in their nature tend to be obtrusive, should be screened and buffered to the extent practical, to minimize such obtrusiveness.

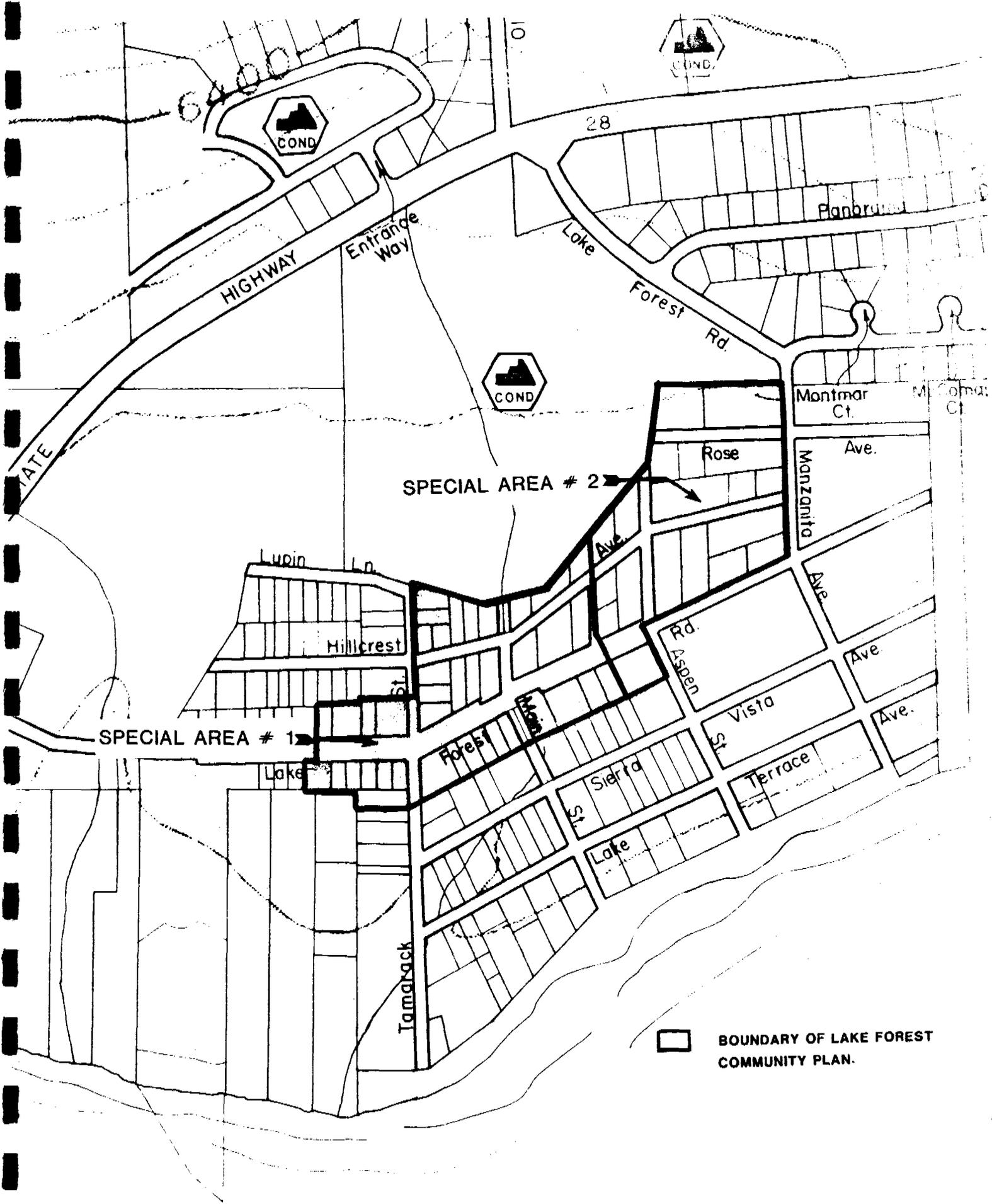


Figure 3

Because of the unusual mix of uses in this area, special policies with respect to noise are important also. Commercial businesses should conduct their operation in such a way as to not create adverse noise impacts on neighboring properties, for example, through observance of appropriate working hours.

3. Ensure that the design elements of new, remodeled and rehabilitated development are compatible with the scenic, recreation and community values of Lake Forest and the region, through use of the Design and Sign regulations for the area.
4. If and when a redevelopment agency is created, this PAS should be considered by the TRPA for a special designation as Eligible for Redevelopment Plans.
5. The allocation policy shall assign priority to projects which emphasize remodeling and rehabilitation of substandard development.
6. Tourist accommodation facilities should be considered for Special Area 1 only.
7. Strip commercial development in this area should be discouraged.
8. The Lake Forest commercial area should continue to emphasize service oriented commercial use which is compatible with the surrounding residential and recreational uses.
9. Given existing conditions and the limited amount of new development contemplated by this Plan, no significant improvements to Lake Forest Road, other than ordinary maintenance and repair, are anticipated.
10. Safe and efficient use of Lake Forest Road should be accomplished through management strategies (rather than sizeable capital investments), such as enforcement of appropriate speed levels, and possibly a "stop" sign at an appropriate location.
11. Consideration should be given to a community parking lot at a centralized location, to reduce the use of the public right-of-way for parking.

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

General List: The following list of permissible uses is applicable to Special Area 1 of the Community Plan.

Residential	Employee housing (S), multiple family dwelling (S), and single family dwelling (S).
Tourist Accommodation	Bed and breakfast facilities (A), hotel, motels, and other transient dwelling units (S), and time sharing (hotel/motel design) (S).
Commercial	Auto, mobilehome and vehicle dealers (S), building materials and hardware (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), indoor retail sales (A), outdoor retail sales (S), service stations (S), amusements and recreation services (A), privately owned assembly and entertainment (S), outdoor amusements (S), broadcasting studios (A), business support services (A), contract construction services (A), financial services (A), health care services (A), laundries and dry cleaning plant (A), personal services (A), professional offices (A), repair services (A), schools - business and vocational (A), schools - preschools (S), food and kindred products (A), printing and publishing (A).
Public Service	Cemeteries (S), churches (S), cultural facilities (A), day care centers (A), government offices (A), hospitals (S), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (A), publicly owned assembly and entertainment (S), public utility centers (S), regional public health and safety facilities (S), schools - kindergarten through secondary (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (A).
Recreation	Day Use areas (A), participant sports facilities.

General List: The following of permissible uses is applicable to Special Area 2 of the Community Plan.

Residential

Employee housing (S), multiple family dwelling (S), and single family dwelling (S).

Commercial

Auto, mobile home and vehicle dealers (S), building materials and hardware (A), 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 (A), indoor retail sales (A), outdoor retail sales (S), service stations (S), amusements and recreation services (A), privately owned assembly and entertainment (S), outdoor amusements (S), animal husbandry services (A), auto repair and service (A), broadcasting studios (A), business support services (A), contract construction services (A), financial services (A), health care services (A), laundries and dry cleaning plant (A), personal services (A), professional offices (A), schools - business and vocational (A), schools - preschools (A), secondary storage (A), food and kindred products (A), fuel and ice dealers (S), industrial services (A), printing and publishing (A), recycling and scrap (S), small scale manufacturing (S), storage yards (S), vehicle and freight terminals (A), vehicle storage and parking (A), warehousing (A), and wholesale and distribution (A).

Public Service

Cemeteries (S), churches (S), collection stations (S), cultural facilities (A), day care centers (A) government offices (A), hospitals (S), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (A), publicly owned assembly and entertainment (S), public utility centers (A), regional public health and safety facilities (S), schools - kindergarten through secondary (S), social service organizations (S), pipeline and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (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 determination, allocation limitations and general site development standards.

USE

MAXIMUM DENSITY

Residential

Single Family Dwelling	1 unit per parcel
Multiple Family Dwelling	8 units per acre (SA #1 only)
Nursing and Personal Care	25 persons per acre
Residential Care	25 persons per acre
Employee Housing	15 units per acre (SA #1 only)

Parking Requirements: See Parking Standards (Appendix 1)

Height Restrictions: The maximum permitted height shall not exceed thirty feet, or as required by TRPA, whichever is more restrictive.

Setbacks:

- a. The maximum 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.

009B DOLLAR HILL

Plan Designation:

- | | |
|-------------------------|---|
| Land Use Classification | - Commercial/Public Service |
| Management Strategy | - Mitigation |
| Special Designation | - TDR Receiving Area for:
1. Existing Development Scenic Restoration Area Preferred
Affordable Housing Area (Senior Citizen Only) |

Planning Statement: This area should continue to be a neighborhood oriented commercial area.

Planning Considerations:

1. The area has a winter traffic problem on Dollar Hill which would be aggravated by the addition of traffic controls at the top of Dollar Hill. Summer traffic is also heavy in this area as the only passage through this area is Highway 28.
2. Scenic Roadway Unit 16 is within this Plan Area and is targeted for scenic restoration as required by the scenic threshold.

Special Policies:

1. The uses permitted along Highway 28 should be compatible with the visual sensitivity of the area.
2. No commercial allocation is being assigned to this Plan Area. Commercial development may be accomplished through transfer of development rights only.
3. Senior housing and/or community recreation facilities should be considered and encouraged as an alternative to commercial use for this area.
4. Strip commercial development in this area should be discouraged.
5. Strip commercial development in this area should be discouraged.

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

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

Residential	Multiple family dwelling (S), nursing and personal care (S), residential care (S), and single family dwelling (S).
Commercial	Eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (S), general merchandise stores (A), nursery (A), outdoor retail sales (S), service stations (S)*, auto repair and service (S), privately owned assembly and entertainment (S), broadcasting studios (A), financial services (A), health care services (A), personal services (A), professional offices (A), schools - preschools (S).
Public Service	Cemeteries (S), churches (S), cultural facilities (A), day care centers (A), government offices (S), local assembly and entertainment (A), local post office (S), local public health and safety facilities (A), membership organizations (S), publicly owned assembly and entertainment (S), public utility centers (S), schools - kindergarten through secondary (S), social service organizations (S), pipelines and power transmissions (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S).

Parking Requirements: See Parking Standards (Appendix 1)

Height Restrictions: The maximum permitted height shall not exceed thirty feet, or as required by TRPA, whichever is more restrictive.

Setbacks:

- a. The maximum 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.

010 DOLLAR POINT

Plan Designation:

Land Use Classification - Residential
Management Strategy - Mitigation

Planning Statement: This area should continue as a residential area of the same type and character.

Special Policies:

1. The cuts along the highway should be stabilized.
2. The subdivision should be upgraded to current BMP standards.

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), public utility centers (S), churches (S), local post offices (S), day care centers for six children or less (A), and 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).

Forest Management

Forest Management practices (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 (Appendix 1).

Height Restrictions - The maximum permitted height shall not exceed thirty feet, or as required by TRPA, whichever is more restrictive.

Setbacks

- a. The maximum 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 s required by TRPA, whichever is 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.

011 HIGHLANDS

Plan Designation:

Land Use Classification - Residential
Management Strategy - Mitigation

Planning Statement: This area should continue as residential, maintaining the existing character and single family dwelling density.

Special Policies:

1. The subdivision should be brought up to current BMP standards as buildout continues.
2. Existing multiple family dwellings legally created as such, shall be conforming; however, there shall not be any additional multiple family dwellings in the Plan Area.

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), public utility centers (S), churches (S), local post offices (S), day care centers for six children or less (A), and day care centers for more than six children (S).

Recreation

Participant sports facilities (S), day use areas (A), riding and hiking trails (A), sports assembly (S), cross country ski courses (A), snowmobile courses (S), and outdoor recreation concessions (A).

Resource Management

Forest Management practices (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 onsite.

Height Restrictions - The maximum permitted height shall not exceed thirty feet, or as required by TRPA, whichever is more restrictive.

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.

Public Service

Churches (S), cultural facilities (S), pipelines and power transmission (S), public utility centers (S), transmission and receiving facilities (S), transportation routes (S), cemeteries (S), membership organizations (S), schools - kindergarten through secondary (S), and transit stations and terminals (S).

Recreation

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

Resource Management

Forest Management practices (A)*.

Special Area #1: The following list of permissible uses is applicable in Special Area #1.

All the uses listed on the General List plus the following additions:

Public Service

Publicly owned assembly and entertainment (S), regional public health and safety (S), and government offices (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 per acre

Parking Requirements: Refer to Appendix 1 - Parking Standards

Height Restrictions - The maximum permitted height shall not exceed thirty feet, or as required by TRPA, whichever is more restrictive.

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.