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PIONEER/SKI RUN

PLAN DESIGNATION:

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

DESCRIPTION:

Location: This the residential area enclosed by Highway 50, Ski Run Boulevard and the Caltrans right-of-way for the bypass (runs parallel to Pioneer Drive). This area is located on TRPA Map H-17.

Existing Uses: This area contains a mixture of old and new residential uses, from summer cabins to condominiums. This area has some motel and commercial uses. Portions of this area are 80 percent built out.

Existing Environment: This area is 30 percent SEZ and the rest is classified low hazard. The land coverage is 40 percent with an additional 20 percent disturbed.

PLANNING STATEMENT: This area should continue to be residential with improvements made to upgrade that character.

PLANNING CONSIDERATIONS:

1. This area is characterized by poor subdivision design with small lot grid design.
2. Traffic congestion is a recognized problem on Pioneer Trail. This traffic impacts adjacent residential areas.
3. Local flooding is a frequent problem in this area, especially in those areas near Highway 50.
4. The proposed alignment for the Montreal Extension passes through this area.

5. The neighborhood areas are in a declining state and Pioneer Trail is nonattainment in scenic thresholds.
6. Residents of the area are frequent transit users.
7. The overcrowding of residential units is a recognized problem.
8. The South Lake Tahoe Demonstration Redevelopment Plan is in this plan area.

SPECIAL POLICIES:

1. Redevelopment of this area should be consistent with all adopted redevelopment plans.
2. Evaluation of SEZs in this area and encouragement of restoration and reclassification should be a high priority.
3. All activities within the South Lake Tahoe Demonstration Redevelopment Plan Area shall be subject to the special provisions of the adopted redevelopment plan.
4. Uses within the bypass corridor are limited to residential units without permanent foundations, pending resolution over the future use of the bypass corridor.
5. Commercial development shall be limited to parcels whose use was commercial at the effective date of the plan. Additional commercial development shall be limited to areas in approved redevelopment plans.
6. Commercial, tourist accommodation or residential uses on parcels abutting the Montreal Road Extension right-of-way shall not be permitted access to the Montreal Road Extension, except for new single family residences which have no alternative access. New commercial and tourist accommodation uses or signage, abutting the Montreal Road Extension, shall be restricted consistent with the limited access design of the Montreal Road Extension.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, 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), employee housing (S), multiple family dwellings (A), and multi-person dwelling (S).
Commercial	Eating and drinking places (S), food and beverage retail sales (S), business support services (S), personal services (S), professional offices (S), and repair services (S).
Public Service	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), public utility centers (S),

churches (S), local post offices (S), and day care centers/pre-schools (S).

Recreation

Participant sports (S) and day use areas (A).

Resource Management

Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), early successional vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive and uncommon plant management (A), erosion control (A), SEZ restoration (A), and runoff control (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, 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 Dwellings	15 units per acre
Multi-Person Dwellings	25 persons per acre

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 55 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 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 USES **0 PAOT** OVERNIGHT USES **0 PAOT**

ENVIRONMENTAL IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented. [§]

[§] Amended 5/22/02

