Appendix B

Change in Use Tables Associated with Mixed-Use Areas (Town Centers and Village Centers)

Change in Use Tables Associated with Mixed-Use Areas (Town Centers and Village Centers) - Key

Mixed-Use Sub-Districts

Mixed-use areas are urban areas that have been designated to provide a mix of commercial, public services, light industrial, office, and residential uses to the Region or have the potential to provide future commercial, public service, light industrial, office, and residential uses. The purpose of this classification is to concentrate higher intensity land uses for public convenience, and enhanced sustainability.

1. "MU" Mixed-Use Only (not a Town Center or Village Center). Includes Fairway Service, Kings Beach Industrial, Lake Forest Commercial, Tahoe City Industrial, and Tahoe Vista Industrial.

Town Center Mixed Use Sub-Districts

Town centers contain most of the Region's non-residential services and have been identified as a significant source of sediments and other contaminants that continue to enter Lake Tahoe. Town centers are targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities in the Region.

- 1. "MU-TC" Mixed-Use Town Center
- 2. "MU-N" Mixed-Use Neighborhood
- 3. "MU-S" Mixed-Use Service
- 4. "MU-NT" Mixed-Use Neighborhood Tourist
- 5. "MU-REC" Mixed-Use Recreational
- 6. "MU-MTC" Mixed-Use Mountainside Town Center
- 7. "MU-LTC" Mixed-Use Lakeside Town Center
- 8. "MU-R" Mixed Use Residential
- "MU-TOR" Mixed-Use Tourist
- 10. "MU-WREC" Mixed Use Waterfront Recreation

Table Notes:

An "x" is used to indicate continuation or elimination of a use. If the "x" is replaced by a Use Category Symbol in the "Permitted use to continue" column, this indicates that the use will continue but is permitted under a different authority.

Consolidated Use Definitions

Government Offices and Facilities: Combines several categories: Adds "Quasi-Public Entities" and "Animal Care and Wildlife Care Facilities."

Industrial Services: Includes "Vehicle Repair."

Professional Offices: Combines "Professional Offices", "Financial Services", and "Broadcasting Studios."

General Retail: Combines "Furniture, Home Furnishings, and Equipment", "Building Materials and Hardware", "Mail Order and Vending", and "General merchandise stores."

Resource Protection: Combines broad use categories including "Management", "Wildlife and Fisheries", "Open Space", "Vegetation protection", and "Watershed Improvements."

Change in Use Tables Associated with Mixed-Use Areas (Town Centers and Village Centers) - Key

Village Center Mixed Use Sub-Districts

The smaller Village Centers of Tahoma, Homewood, Sunnyside, Lake Forest/Dollar Hill, Carnelian Bay and Tahoe Vista contain a variety of uses but are not identified in the Regional Plan or eligible for its Town Center incentives. Village Centers face many of the same challenges as the larger Town Centers, including development in SEZs, excess land coverage, scenic non-attainment ratings and a general need for property upgrades.

- "MUN-" Mixed Use Neighborhood. Includes Dollar Hill (MUN-DH) and Lake Forest Glen (MUN-LFG).
- 2. "MU-GW" Mixed Use Gateway West
- "MU-CCW" Mixed Use Community Center
- 4. "MU-CCE" Mixed Use Community Center East
- 5. "MU-NC" Mixed-Use Neighborhood Commercial
- 6. Tahoma Village Center
- 7. Homewood Village Center
- 8. Sunnyside Village Center

Use Category Symbols

A = allowed use

C = subject to an Administrative Review Permit

S = requires a County Special Use Permit or TRPA special use

CUP = requires a Conditional Use Permit (CUP)

MUP = requires a Minor Use Permit (MUP)

(blank space) = prohibited

Source: Placer County Tahoe Basin Area Plan Implementing Regulations Public Review Draft. Placer County. June 2015

		Special A (Retail/Tour						(Pub	Special A blic Service/	Area #2 Industrial Are	ea)			
Use	Existing Conditions	Proje	ect Conditions	;	Existing Conditions				Proj	ect Conditio	ns			
	PAS-001A SA#1	PCT	BAP (MU-TC)		PAS-001A SA#2	PCT	BAP (MU-TC))	PCT	TBAP (MU-S)		PCTBAP (N	/IU): Fairway S	Service
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL														
Single-Family Dwelling				A ¹				A ¹						Α
Multiple Family Dwelling				A ¹				A ¹						MUP
Multi-Person Dwelling														
Employee Housing	S	MUP			S	MUP			MUP			MUP		
Residential Care				MUP				MUP						
Nursing and personal care				MUP				MUP						
TOURIST ACCOMMODATION														
Bed and Breakfast Facilities	А	С						С						
Hotel, Motel, and Other Transient	Α	CUP						CUP						
Dwelling Units														
Timeshare (Hotel/Motel Design)	S	CUP						CUP						
Timeshare (Residential Design)	S	CUP						CUP						
COMMERCIAL			1				ı			1			1	
Auto, mobile home and vehicle dealers	S	CUP						CUP						
Building Materials and Hardware	S	MUP			S	MUP			MUP				Χ	
Eating and Drinking Places	Α	С						С						
Food and Beverage Retail Sales	Α	Χ						Α						
Furniture, Home Furnishings and Equipment	Α	Х						Α						
General Merchandise Stores	Α	Χ						Α						
Mail Order and Vending	Α	Х						Α						
Nursery	S	MUP			S	MUP			А			MUP		
Outdoor Retail Sales	S	MUP			S	MUP			MUP ²				Х	
Service Stations	S	CUP ⁹			S	CUP ⁹				Х			Х	

10.010 =					-									
		Special A (Retail/Tour						(Pub	Special A blic Service/	Area #2 Industrial Are	ea)			
Use	Existing Conditions	Proje	ect Conditions	;	Existing Conditions				Proj	ect Conditio	ns			
	PAS-001A SA#1	PCT	BAP (MU-TC)		PAS-001A SA#2	PCT	BAP (MU-TC))	PCT	BAP (MU-S)		PCTBAP (N	/IU): Fairway S	Service
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use
Amusements and Recreation Services	S	CUP						CUP						
Privately Owned Assembly and Entertainment	S	CUP						CUP						
Outdoor Amusements														
Animal Husbandry Services					S		Х		MUP ²				Х	
Auto repair and service	S		X		S		Х		Α				Х	
Broadcasting Studios	Α	Χ						Α			Α			
Business Support Services	А	Χ			А	Χ						Χ		
Contract construction services	Α	Χ			S	Α			Α				Χ	
Financial Services	Α	Χ						Α						
Health Care Services	Α	Χ						Α			A ²			
Laundries and dry cleaning plant				MUP				MUP			A ²			
Personal Services	Α	Χ						Α			Α			
Printing and Publishing	Α		Х		Α		Х		Χ				Χ	
Professional Offices	А	Χ			Α	Χ			Х			Χ		
Professional Services														
Repair Services	А	MUP			S	MUP			Α				Χ	
Sales Lots					S		Χ			Χ			Χ	
Schools - Business and Vocational	А	Χ						Α						
Secondary storage	S	MUP			S	MUP			С				Х	
Food and Kindred Products	S		Х								MUP			
Fuel and Ice Dealers	Α		Χ											
Industrial Services	А		Х								Α			
Small Scale Manufacturing					Α		Х		Х				Х	
Storage Yards					S		Χ		CUP				Х	

		Special A (Retail/Tour						(Pub	Special A blic Service/I	Area #2 ndustrial Are	ea)			
Use	Existing Conditions	Proje	ect Conditions	;	Existing Conditions				Proj	ect Conditio	ns			
	PAS-001A SA#1	PCT	BAP (MU-TC)		PAS-001A SA#2	PCT	BAP (MU-TC)	PCT	BAP (MU-S)		PCTBAP (N	/IU): Fairway S	Service
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use
Vehicle and Freight Terminals					Α		Х		X				Х	
Vehicle Storage and Parking	S	MUP			S	MUP			MUP				Χ	
Warehousing					S		Χ		MUP ²				Χ	
Wholesale and distribution					S		Χ		CUP ²				Χ	
PUBLIC SERVICE														
Religious Assembly	S	MUP						MUP						
Collection Stations				MUP	Α	MUP			Χ				Χ	
Cultural Facilities	Α	Χ			Α	Χ			Χ			Χ		
Day Care Centers/Preschools	Α	Χ						Α						
Government Offices	S	Α			S	Α			Α			MUP		
Local Assembly and Entertainment	S	CUP						CUP						
Local Post Offices	Α	Χ						Α			Α			
Local Public Health and Safety Facilities	Α	Χ			Α	Χ			Χ			Χ		
Public Utility Centers					Α		Х			Х		Χ		
Membership Organizations	S	Α						Α						
Publicly Owned Assembly and Entertainment	S	MUP						MUP						
Regional Public Health and Safety Facilities	S	А			S	А			A			MUP		
Social Service Organizations	S	MUP						MUP						
Collection stations	S		Х											
Threshold-Related Research Facilities8	S		Х		S		Х			Χ		MUP		
Transmission and Receiving Facilities	S	MUP			S	MUP			MUP			MUP		
Pipelines and Power Transmission	Α	CUP ⁵			S	CUP ⁵			CUP ⁵			MUP		
Transit Stations and Terminals	Α	CUP ⁶			Α	CUP ⁶			Χ			Х		

		Special A (Retail/Tou						(Pub	Special / olic Service/	Area #2 Industrial Are	ea)			
Use	Existing Conditions	Proje	ect Conditions	;	Existing Conditions				Pro	ect Conditio	ns			
	PAS-001A SA#1	PCT	BAP (MU-TC)		PAS-001A SA#2	PCT	BAP (MU-TC)	PCT	TBAP (MU-S)		PCTBAP (N	/IU): Fairway S	Service
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use
Transportation Routes	А	CUP			А	CUP			CUP			Χ		
RECREATION														
Day Use Areas	Α	Χ			Α	Χ			Χ			Χ		
Developed Campgrounds														
Beach Recreation	А	Χ						Α						
Boat Launching Facilities	А	Χ						Α						
Cross country skiing	S	MUP			S	MUP			MUP			MUP		
Golf courses	S		Х		S		Х			Х		MUP		
Group facilities	S		Х											
Participant Sports Facilities	S	MUP						MUP						
Marinas	S	CUP ⁴						CUP ⁴						
Outdoor Recreation Concessions	А	MUP			S	MUP				X		MUP		
Recreation Center	S	MUP						MUP						
Recreational Vehicle Park														
Riding and Hiking Trails	А	Χ			S	Α			Χ			MUP		
Rural sports	S	MUP						MUP						
Snow mobile courses	S		Χ		Α		Х			X		Χ		
Sport Assembly	S	MUP						MUP						
Visitor Information Center	А		Χ		S		Х			X		MUP		
RESOURCE MANAGEMENT														
Reforestation	А	Χ			А	Х			Χ			Χ		
Sanitation Salvage Cut	А	Χ			А	Х			Χ			Χ		
Special Cut	А	Х			А	Х			Х			Х		
Thinning	А	Х			А	Х			Х			Х		
Tree Farms	А	Х			Α	Х			Х			Х		

		Special Ar (Retail/Tour						(Pub	Special A lic Service/I	Area #2 Industrial Are	ea)			
Use	Existing Conditions	Proje	ect Conditions	;	Existing Conditions				Proj	ect Conditio	ns			
	PAS-001A SA#1	PCT	BAP (MU-TC)		PAS-001A SA#2	PCTI	BAP (MU-TC))	PCT	BAP (MU-S)		PCTBAP (N	/IU): Fairway S	Service
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use
Early Successional Stage Vegetation Management	А	Х			А	Х			Х			Х		
Structural and Nonstructural Fish/Wildlife Habitat Management	А	Х			А	Х			Х			Х		
Fire Detection and Suppression	А	Χ			Α	Χ			Χ			Χ		
Fuels Treatment/Management	Α	Χ			Α	Χ			Χ			Χ		
Insect and Disease Suppression	Α	Χ			Α	Χ			Χ			Χ		
Prescribed Fire/Burning Management														
Sensitive and Uncommon Plant Management	А	Х			А	Х			Х			Х		
Erosion Control	Α	Х			Α	X			X			Χ		
SEZ Restoration	Α	Х			Α	X			X			Χ		
Runoff Control	А	Χ			Α	Χ			Χ			Χ		

¹ Parcels adjoining North Lake Boulevard or Highway 89 are encouraged to have non-residential uses on the ground floor along the North Lake Boulevard and Highway 89 building frontages.

² Not allowed along Highway 89 frontage.

³ Limited to administrative offices.

⁴ Beachside only.

⁵ A Minor Use Permit is required for aboveground pipeline and transmission lines.

⁶ A Minor Use Permit is not required for a bus shelter.

⁷ Limited to establishments with a gross floor area of 5,000 square feet or less.

⁸ Facilities which are not visually obtrusive may be eligible for an Administrative Approval per Section 17.56.060.F.

⁹ Service Stations are not allowed between the State Highways and Lake Tahoe.

14510 2	-							-						
			Spec (Recre	ial Area i eation Ar	#3 ea)					Speci	al Area i	#4		
Use	Existing Conditions		ı	Project C	conditions			Existing Conditions		F	Project C	Conditions		
	PAS- 001A, SA#3	PCT	BAP (MU-TC)		PCTB	AP (MU-REC)		PAS- 001A, SA#4	PCT	Bap (MU-NT))	PCTE	BAP (MU-REC	2)
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL														
Single-Family Dwelling				A ¹				Α	Χ				Χ	
Multiple Family Dwelling				A ¹				Α	Χ				Χ	
Multi-Person Dwelling														
Residential care				MUP										
Nursing and personal care				MUP										
Employee Housing	S	MUP			MUP			S	MUP			MUP		
TOURIST ACCOMMODATION														
Bed and Breakfast Facilities				С				Α	С				X	
Hotel, Motel, and Other Transient Dwelling Units, less than 20 units				CUP				Α	CUP				Х	
Hotel, Motel, and Other Transient Dwelling Units, greater than 20 units				CUP				А	CUP				Х	
Timeshare (Hotel/Motel Design)				CUP				S	CUP				Х	
Timeshare (Residential Design)				CUP				S	CUP				Χ	
COMMERCIAL														
Auto, mobile home and vehicle dealers				CUP										
Building Materials and Hardware				MUP										
Eating and Drinking Places	S	С			CUP			S	С			CUP		
Food and Beverage Retail Sales	S	С			CUP ⁷			S	Α			CUP ⁷		
Furniture, Home Furnishings and Equipment				Α										
General Merchandise Stores	S	Α			MUP			S	Α			MUP		
Financial Services								S		Х			Х	

			Speci (Recre	ial Area i eation Ar	#3 rea)					Specia	al Area i	#4		
Use	Existing Conditions		I	Project C	Conditions			Existing Conditions		P	roject C	Conditions		
	PAS- 001A, SA#3	PCT	BAP (MU-TC)		РСТВ	AP (MU-REC)		PAS- 001A, SA#4	РСТІ	Bap (MU-NT)		PCTE	BAP (MU-REC)
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use
Mail Order and Vending				Α										
Nursery	S	MUP				Х								
Outdoor Retail Sales				MUP										ı
Service Stations				CUP ⁹										ı
Amusements and Recreation Services				CUP			CUP				CUP			CUP
Privately Owned Assembly and Entertainment				CUP			CUP				CUP			CUP
Outdoor Amusements														
Animal Husbandry Services														
Broadcasting Studios				Α										
Business Support Services				Α										
Contract Construction Services				Α										
Financial Services				Α										
Health Care Services				Α										
Laundries and dry cleaning plant				MUP										
Personal Services				Α										
Printing and Publishing														
Professional Offices				Α										
Professional Services														
Repair Services				MUP										
Schools - Business and Vocational				Α										
Secondary Storage				MUP										
Vehicle Storage and Parking	S			MUP		Χ								
PUBLIC SERVICE														

	-							_						
			Speci (Recre	ial Area i eation Ar	#3 'ea)					Speci	al Area i	#4		
Use	Existing Conditions		Ī	Project C	Conditions			Existing Conditions		P	Project C	Conditions		
	PAS- 001A, SA#3	PCT	BAP (MU-TC)		РСТВ	AP (MU-REC)		PAS- 001A, SA#4	PCT	Bap (MU-NT))	PCTE	BAP (MU-REC	C)
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use
Religious Assembly				MUP		Х		S	MUP				Χ	
Collection Stations	S	MUP				Χ								
Cultural Facilities	Α	Χ			MUP			Α	Χ			MUP		
Day Care Centers/Preschools	S	Α				Χ		S		Χ			Χ	
Government Offices	S	Α				Χ		S		Χ			Χ	
Hospitals														
Local Assembly and Entertainment	Α	CUP			CUP			S	CUP			CUP		
Local Post Offices	S	Α				Χ		Α		Χ			Χ	
Local Public Health and Safety Facilities	S	Α			MUP			А	Х			MUP		
Membership Organizations				Α										
Publicly Owned Assembly and Entertainment	S	MUP			MUP						MUP			MUP
Public Utility Centers	S		Χ			Χ					Α			
Regional Public Health and Safety Facilities	S	Α			CUP						Α			CUP
Social Service Organizations				MUP										
Threshold-Related Research Facilities	S		Х			Х		S		Х			Х	
Transmission and Receiving Facilities	S	MUP			MUP			S	MUP			MUP		
Pipelines and Power Transmission	S	CUP ⁵			CUP ⁵			Α	CUP ⁵			CUP5		
Transit Stations and Terminals	А	CUP ⁶			CUP			S		Х		CUP		
Transportation Routes	Α	CUP			CUP			Α	CUP			CUP		
Airfields, Landing Strips and Heliports (New Non-Emergency Sites Prohibited)							CUP							CUP

				ial Area i eation Ar						Speci	al Area	#4		
Use	Existing Conditions		ı	Project C	Conditions			Existing Conditions		P	Project (Conditions		
	PAS- 001A, SA#3	PCT	BAP (MU-TC)		PCTB	SAP (MU-REC)		PAS- 001A, SA#4	PCT	Bap (MU-NT))	PCTE	BAP (MU-REC	C)
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use
RECREATION														
Day Use Areas	Α	Χ			Χ			Α	Χ			Χ		
Developed Campgrounds	S		Χ		CUP									CUP
Beach Recreation	А	Х			Х			Α	Χ			Х		
Boat Launching Facilities	А	Х			CUP			Α	CUP			CUP		
Golf Courses														
Group Facilities	S		Х			Х								
Participant Sports Facilities	А	MUP			CUP						MUP			CUP
Cross Country Ski Courses	А	MUP			Χ			А	MUP			Х		
Marinas	S	CUP ⁴			CUP ⁴			S	CUP ⁴			CUP ⁴		
Outdoor Recreation Concessions	S	MUP			MUP			S	MUP			MUP		
Recreation Center	А	MUP			Χ						MUP			Α
Recreational Vehicle Park	S		Х		CUP									CUP
Riding and Hiking Trails	А	Χ			Χ			Α	Χ			Χ		
Rural Sports	А	MUP			Х						Α			Α
Snow Mobile Courses	S		Х			Х					CUP			
Sport Assembly	S	MUP			CUP						MUP			MUP
Undeveloped Campgrounds							CUP							CUP
Visitor Information Center	А		Х			Х		S		Х			Х	
RESOURCE MANAGEMENT														
Reforestation	А	Х			Х						Α			Α
Sanitation Salvage Cut	А	Х			Х						Α			А
Special Cut	А	Х			Х						Α			А
Thinning	А	Χ			Χ						Α			Α

				ial Area i eation Ar						Specia	al Area ‡	‡ 4		
Use	Existing Conditions		ı	Project C	conditions			Existing Conditions		P	roject C	conditions		
	PAS- 001A, SA#3	PCT	BAP (MU-TC)		РСТВ	AP (MU-REC)		PAS- 001A, SA#4	РСТІ	Bap (MU-NT)		PCTE	BAP (MU-REC	2)
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use
Tree Farms	Α	Χ			Χ						Α			Α
Early Successional Stage Vegetation Management	Α	Х			Х						Α			А
Structural and Nonstructural Fish/Wildlife Habitat Management	А	Х			Х						Α			А
Fire Detection and Suppression	Α	Χ			Χ						Α			Α
Fuels Treatment/Management	Α	Х			Χ						Α			Α
Insect and Disease Suppression	А	Х			Х						Α			Α
Sensitive and Uncommon Plant Management	А	Х			Х						Α			Α
Erosion Control	А	Х			Х						Α			Α
SEZ Restoration	Α	Χ			Χ				·		Α			Α
Runoff Control	А	Х			Х	3 1 4H N					Α			Α

¹ Parcels adjoining North Lake Boulevard or Highway 89 are encouraged to have non-residential uses on the ground floor along the North Lake Boulevard and Highway 89 building frontages.

² Not allowed along Highway 89 frontage.

³ Limited to administrative offices.

⁴ Beachside only.

⁵ A Minor Use Permit is required for aboveground pipeline and transmission lines.

⁶ A Minor Use Permit is not required for a bus shelter.

⁷ Limited to establishments with a gross floor area of 5,000 square feet or less.

⁸ Facilities which are not visually obtrusive may be eligible for an Administrative Approval per Section 17.56.060.F.

⁹ Service Stations are not allowed between the State Highways and Lake Tahoe.

PAS 001A - Tahoe 0	City Community Plan	– Summar	y of Use C	Chang	es Associa	ted with I	mpler	nentation o	of the PCT	ВАР
					Special Area #5 (Retail Area)					
	Existing Conditions				Projec	t Conditions				
Use	PAS/CP (PAS-001A, SA#5)	РСТЕ	SAP (MU-TC)		РСТІ	BAP (MU-N)			EC): Tahoe Cit Course	y Golf
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL										
Employee housing	A	MUP			MUP				Χ	<u> </u>
Multiple-family dwelling	A	X ¹			Х				Χ	
Residential care	S	MUP			MUP				Χ	
Nursing and personal care	S	MUP			MUP				Χ	
Single-family dwelling	A	X ¹			Х				Χ	
TOURIST ACCOMMODATION										
Bed and breakfast facilities	A	С			Х				Χ	
Hotel, motel, and other transient dwelling units	S	CUP			CUP				Χ	
Timeshare (Hotel/Motel Design)	S	CUP			CUP				Χ	
Timeshare (Residential Design)	S	CUP			CUP				Χ	
COMMERCIAL										
Auto, mobile home and vehicle dealers	S	CUP				Х			Х	<u> </u>
Building materials and hardware	S	MUP				Х			Χ	<u> </u>
Eating and drinking places	А	С			С				Х	
Food and beverage retail sales	A	Χ			Х				Χ	
Furniture, home furnishings and equipment	А	Х				Х			Х	
General merchandise stores	А	Х			Х				Х	
Mail order and vending	A	Χ				Х			Χ	
Nursery	S	MUP			MUP				Χ	
Outdoor retail sales	S	MUP				Х			Х	
Service stations	A	CUP ⁹				Х			Х	
Amusements and recreation services	A	CUP				Х		CUP		
Outdoor amusements										
Privately owned assembly and entertainment	S	CUP			CUP				Х	
Animal husbandry services	S		X			X			Х	
Auto repair and service	S		Х			Х			Х	

PAS 001A - Tahoe (City Community Plan	– Summar	y of Use C	Chang	es Associat	ed with I	mplen	nentation o	f the PCT	ВАР
					Special Area #5 (Retail Area)					
	Existing Conditions				Projec	t Conditions				
Use	PAS/CP (PAS-001A, SA#5)	РСТВ	BAP (MU-TC)		РСТІ	BAP (MU-N)			EC): Tahoe Cit Course	y Golf
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use
Broadcasting studios	А	Х				X			Χ	
Business support services	А	Х				X			Χ	
Contract construction services	А	Χ				X			Χ	
Financial services	А	Χ			Χ				Χ	
Health care services	А	Χ			Χ				Χ	
Laundries and dry cleaning plant	S	MUP				X			Χ	
Personal services	А	Χ			Χ				Χ	
Printing and publishing	А		Х			X			Χ	
Professional offices	Α	Χ			Х				Χ	
Repair services	S	MUP				Χ			Χ	
Sales lots										
Schools - business and vocational	А	Χ				Х			Х	
Secondary storage	S	MUP			MUP				Х	
Small scale manufacturing					MUP					
Vehicle storage and parking	Α	MUP			MUP				Χ	
PUBLIC SERVICE										
Cemetery										
Religious assembly	S	MUP			Α				Χ	
Collection stations	S	MUP				Х			Χ	
Cultural facilities	Α	Χ			Х				Χ	
Day care centers/pre-schools	Α	Χ			MUP				Χ	
Government offices and facilities	S	А			А				Х	
Local assembly and entertainment	S	CUP			А				Х	
Local post office	S	Α			А				Χ	
Local public health and safety facilities	A	Χ			Х			CUP		
Membership organizations	A	Χ			Х				Х	
Publicly owned assembly and entertainment	S	MUP			А				Х	
Public utility centers							MUP	CUP		

PAS 001A - Tahoe	City Community Plan	– Summar	y of Use (Chang	es Associat	ted with I	mplen	nentation o	f the PCT	ВАР
					Special Area #5 (Retail Area)					
	Existing Conditions				Projec	t Conditions				
Use	PAS/CP (PAS-001A, SA#5)	РСТЕ	BAP (MU-TC)		РСТІ	BAP (MU-N)			EC): Tahoe Cit Course	y Golf
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use
Regional public health and safety facilities	S	Α			Α				Χ	
Schools - kindergarten through secondary							MUP		Χ	
Social service organizations	А	MUP				Χ			Χ	
Threshold related research facilities	S		Χ			Х			Х	
LINEAR PUBLIC FACILITIES										
Pipelines and power transmission	A	CUP ⁵			CUP ⁵			CUP		
Transit stations and terminals	A	CUP ⁶			CUP ⁶			CUP		
Transmission and receiving facilities8	S	MUP			MUP			CUP		
Transportation routes	A	CUP			CUP			CUP		
RECREATION								-		
Cross country ski courses	S	MUP			MUP			Α		
Beach recreation				Α						
Boat launching				Α						
Day use areas	А	Х			Х			Χ		
Golf courses										Α
Group facilities	S		Χ			Х			Х	
Marinas				CUP ⁴						
Outdoor recreation concessions	А	MUP			MUP			Х		
Participant sports facilities	S	MUP			MUP			MUP		
Recreation centers	S	MUP			MUP				Х	
Riding and hiking trails	A	Х			Х			Х		
Rural sports	S	MUP			А				Х	
Snow mobile courses	S		Χ			Х		CUP		
Sports assembly	S	MUP			MUP				Х	
Visitor information center	A		Χ			Х			Х	
RESOURCE MANAGEMENT										
Reforestation	А	Х			Χ			Χ		
Sanitation salvage cut	A	Х			Х			Х		

					Special Area #5 (Retail Area)					
	Existing Conditions				Projec	t Conditions				
Use	PAS/CP (PAS-001A, SA#5)	РСТВ	AP (MU-TC)		РСТІ	BAP (MU-N)			C): Tahoe Cit Course	y Golf
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use
Special cut	А	Х			Χ			Х		
Selection cut										MUP
Thinning	А	Х			Х			Х		
Tree farms	A	Х			X				Х	
Early Successional Stage Vegetation Management	A	Χ			Χ			Χ		
Structural and Nonstructural Fish/Wildlife Habitat Management	А	X			Х			Х		
Fire Detection and Suppression	A	Х			Х			Х		
Fuels Treatment/Management	A	Х			X			Х		
Insect and Disease Suppression	A	Х			X			Х		
Sensitive and Uncommon Plant Management	A	Χ			Х			Χ		
Erosion Control	A	Χ			X			Χ		
SEZ Restoration	А	Х			Χ			Х		
Runoff Control	А	Х			Χ			Χ		

¹ Parcels adjoining North Lake Boulevard or Highway 89 are encouraged to have non-residential uses on the ground floor along the North Lake Boulevard and Highway 89 building frontages.

² Not allowed along Highway 89 frontage.

³ Limited to administrative offices.

⁴ Beachside only.

⁵ A Minor Use Permit is required for aboveground pipeline and transmission lines.

⁶ A Minor Use Permit is not required for a bus shelter.

⁷ Limited to establishments with a gross floor area of 5,000 square feet or less.

⁸ Facilities which are not visually obtrusive may be eligible for an Administrative Approval per Section 17.56.060.F.

⁹ Service Stations are not allowed between the State Highways and Lake Tahoe.

PAS 001B - Tahoe City Industrial - Summary of Use Changes Associated with Implementation of the PCTBAP Areas within the PCTBAP Boundary **Existing Conditions Project Conditions** PAS/CP Use PCTBAP (MU) (C/PS - 001B)Permitted Permitted Use to **Use Eliminated** New Use Continue Use RESIDENTIAL Employee housing S MUP S MUP Mobile home dwelling Multiple-family dwelling S MUP Single-family dwelling COMMERCIAL Building materials and hardware S MUP S MUP Outdoor retail sales S MUP Service stations S Auto repair and service MUP Fuel and ice dealers S MUP Industrial services S MUP Recycling and scrap S MUP Small scale manufacturing S MUP Α χ Storage yards Vehicle and freight terminals S MUP Vehicle and storage parking S MUP S Warehousing MUP PUBLIC SERVICE Cemetery Religious assembly Collection stations S MUP **Cultural facilities** Day care centers/pre-schools Government offices and facilities S MUP Local assembly and entertainment S MUP Local post office S MUP S MUP Local public health and safety facilities Membership organizations Publicly owned assembly and entertainment S MUP Public utility centers Α Χ MUP Regional public health and safety facilities S LINEAR PUBLIC FACILITIES Pipelines and power transmission S MUP MUP Transit stations and terminals S MUP^1 Transmission and receiving facilities S Transportation routes S MUP

PAS 001B - Tahoe City Industrial - Summary of Use Changes Associated with Implementation of the PCTBAP Areas within the PCTBAP Boundary **Existing Conditions Project Conditions** PAS/CP Use PCTBAP (MU) (C/PS - 001B)Permitted Permitted Use to **Use Eliminated** New Use Use Continue RESOURCE MANAGEMENT Reforestation Α Χ Sanitation Salvage Cut Α Χ Special Cut Χ Α Thinning Α Χ Tree Farms Α Χ Early Successional Stage Vegetation Management Α Χ Structural and Nonstructural Fish/Wildlife Habitat Management Α Χ Fire Detection and Suppression Α Χ Fuels Treatment/Management Α Χ Χ Insect and Disease Suppression Α Χ Sensitive and Uncommon Plant Management Α **Erosion Control** Α Χ SEZ Restoration Χ Α Runoff Control Α Χ 1 Placer County Code Section 17.56.060.F

PAS 00	02 – Fair	way Trac	t - Sumn	nary o	f Use Ch	anges A	Associate	ed w	ith Imple	ementati	on of the	PCT	ВАР		
			ty Tahoe Basi le of Special <i>l</i>			Special Ar	ea#1				Special	Area#	‡2		
Use	Existing Conditions	Proje	ect Conditions	5	Existing Conditions	Proje	ct Conditions	3	Existing Conditions		Pro	oject C	Conditions		
	PAS/CP (Res-002)	PC	TBAP (RES)		PAS-002, SA#1	PC	TBAP (RES)		PAS-002, SA#2	PCTBAP (REC)			MU-TC		
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL															
Single-Family Dwelling	Α	Χ			А	Х			Α	Χ			Χ		
Secondary Dwelling				С				С				С			С
Multiple Family Dwelling					А	Α									Α
Nursing and Personal Care					Α	Α									MUP
Employee Housing					А	Α			S	MUP			MUP		
Residential Care					А	Χ									MUP
TOURIST ACCOMMODATION															
Bed and Breakfast Facilities					S		Χ					CUP			С
Hotel, Motel, and Other					S		Χ					CUP			CUP
Transient Dwelling Units															
Timeshare (Hotel/Motel Design)															CUP
Timeshare (Residential Design)															CUP
COMMERCIAL				ı				ı							
Auto, Mobile Home and Vehicle Dealers															CUP
Building Materials and Hardware															MUP
Eating and Drinking Places									Α	Χ			С		
Food and Beverage Retail Sales													Α		
Furniture, Home Furnishings and Equipment													А		
General Merchandise Stores															Α
Mail Order and Vending															Α
Nursery									S	MUP			MUP		
Outdoor Retail Sales															MUP
Service Stations															CUP

PAS 0	02 – Fair	way Trac	t - Summ	nary o	f Use Ch	anges A	Associate	ed wi	ith Imple	ementati	on of the	PCT	ВАР			
			ty Tahoe Basi le of Special <i>l</i>			Special Ar	rea#1				Specia	I Area #	#2			
Use	Existing Conditions	Proje	ect Conditions	6	Existing Conditions	Proje	ct Conditions	•	Existing Conditions				onditions			
	PAS/CP (Res-002)	PC	TBAP (RES)		SA#1 PCIBAP (RES)		PAS-002, SA#2	PCTBAP (REC)			MU-TC					
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use		Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use	
Amusements and Recreation									А	Х			CUP			
Services																
Privately Owned Assembly and Entertainment									S	MUP			CUP			
Broadcasting Studios															Α	
Contract Construction Services															Α	
Financial Services															Α	
Health Care Services															Α	
Laundries and Dry Cleaning Plants															MUP	
Personal Services															Α	
Professional Offices															Α	
Repair Services															MUP	
Schools - Business and Vocational															А	
Secondary Storage															MUP	
Vehicle Storage and Parking															MUP	
PUBLIC SERVICE																
Cemeteries	Α	Χ			Α	Α			А	А				Х		
Religious Assembly	S	MUP			S	MUP			S	MUP			MUP			
Collection Stations															MUP	
Cultural Facilities	S	MUP			S	MUP			S	MUP			MUP			
Day Care Centers/Preschools	Α	Х			Α	Χ			А	Х			А			
Government Offices															Α	
Local Assembly and Entertainment															CUP	
Local Post Offices	S	MUP			S	MUP			S	MUP				Х	İ	

PAS 0	02 - Fair	way Trac	t - Sumn	nary o	f Use Ch	anges A	Associate	ed w	ith Imple	ementati	on of the	PCT	ВАР		
			ty Tahoe Basi le of Special <i>I</i>			Special Ar	ea#1				Specia	l Area#	#2		
Use	Existing Conditions	Proje	ect Conditions	S	Existing Conditions	Proje	ct Conditions	3	Existing Conditions		Pr	oject C	onditions		
	PAS/CP (Res-002)		TBAP (RES)		PAS-002, SA#1	PC	TBAP (RES)		PAS-002, SA#2	PCTBAP (REC)			MU-TC		
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use
Local Public Health and Safety Facilities	S	MUP			S	MUP			S	MUP			А		
Membership Organizations	Α	Α			Α	Χ			Α	Α			Α		
Publicly Owned Assembly and Entertainment				CUP				CUP				CUP			MUP
Public Utility Centers	А	Α			Α	Х			Α	Х				Х	
Regional Public Health and Safety Facilities															А
Schools - Elementary	А	Χ			Α	Х			Α	Х				Х	
Schools - Secondary	А	Χ			Α	Х			Α	Х				Х	
Social Service Organizations															MUP
Transmission and Receiving Facilities	S	MUP			S	MUP			S	MUP			MUP		
Pipelines and Power Transmission	S	CUP			S	CUP			S	CUP			CUP		
Transit Stations and Terminals	S	CUP			S	MUP ³			S	CUP			CUP		
Transportation Routes								CUP				CUP			CUP
RECREATION															
Day Use Areas	Α	Χ			Α	Χ			Α	Χ			Α		
Beach Recreation															Α
Boat Launching Facilities															Α
Golf Courses	А	Х			Α	Х			Α	Х				Х	
Participant Sports Facilities	S	MUP			S	MUP			S	MUP			MUP		
Cross Country Ski Courses	А	Α			Α	Χ			Α	Х			MUP		
Marinas															CUP
Outdoor Recreation Concessions	А	А			А	Х			А	Х			MUP		

PAS 0	02 – Fair	way Trac	ct - Sumn	nary o	of Use Ch	nanges <i>A</i>	Associate	d wi	ith Imple	mentati	on of the	PCT	ВАР			
			ty Tahoe Basi de of Special /			Special A	rea#1				Specia	Area#	‡ 2			
Use	Existing Conditions	Proje	ect Conditions	6	Existing Conditions	Proje	ct Conditions	;	Existing Conditions	Conditions				Conditions		
	PAS/CP (Res-002)	PC	TBAP (RES)		PAS-002, SA#1	PC	TBAP (RES)		PAS-002, SA#2	PC	TBAP (REC)			MU-TC		
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use to Continue	Use Eliminated	New Use	
Recreation Center															MUP	
Riding and Hiking Trails															Α	
Rural Sports															MUP	
Snowmobile Courses	S	CUP			S	CUP			S	CUP				Χ		
Sport Assembly															MUP	
RESOURCE MANAGEMENT																
Reforestation		Α				Α										
Sanitation Salvage Cut		Α				Α										
Special Cut		Α				Α										
Selection Cut		MUP				MUP										
Thinning		Α				Α										
Early Successional Stage Vegetation Management		А				А										
Structural and Nonstructural Fish/Wildlife Habitat Management		А				А										
Fuels Treatment/Management		Α				Α										
Insect and Disease Suppression		Α				Α										
Sensitive and Uncommon Plan Management		А				А										
Erosion Control		Α				Α										
SEZ Restoration		Α				Α										
Runoff Control		Α				Α										

PAS 007 – Implement			_	of Use	Changes A	Associate	d with	
			Tahoe Basin Area			Special A	rea #1	
Use	Existing Conditions	Proj	ject Conditions		Existing Conditions	Proj	ject Conditions	ì
	PAS/CP (Res-007)		CTBAP (RES)		PAS-007, SA#1		.P (MU): MUN-L	_FG
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL								
Single-Family Dwelling	Α	Х			Α	Х		
Secondary Dwelling								
Multiple Family Dwelling	А	Х			Α	Х		
Nursing and Personal Care								
Employee Housing								
Residential Care								
COMMERCIAL								
Financial Services					А	Х		
Health Care Services					Α	Х		
Laundries and Dry Cleaning Plants								
Personal Services					Α	Х		
Professional Offices					Α	Х		
Repair Services								
Schools - Business and Vocational								
Secondary Storage								
Vehicle Storage and Parking								
PUBLIC SERVICE			<u>l</u>				<u> </u>	
Cemeteries								
Religious Assembly					S	MUP		
Collection Stations								
Cultural Facilities								
Government Offices ¹					Α	Х		
Local Assembly and Entertainment								
Local Post Offices	S	MUP			S	MUP		
Local Public Health and Safety Facilities	S	MUP			S	MUP		
Membership Organizations								
Publicly Owned Assembly and Entertainment								
Public Utility Centers	S	MUP			S	MUP		
Regional Public Health and Safety Facilities								
Transmission and Receiving Facilities	S	MUP ²			S	MUP ²		
Pipelines and Power Transmission	S	CUP			S	CUP		
Transit Stations and Terminals	S	CUP			S	CUP		
Transportation Routes	S	CUP			S	CUP		
RECREATION			1				<u>. </u>	
Day Use Areas	А	Х			Α	Х		

PAS 007 – Lake Forest Glen – Summary of Use Changes Associated with Implementation of the PCTBAP

						Special A	rea #1		
Use			ect Conditions		Existing Conditions	Proj	ject Conditions	i	
	PAS/CP (Res-007)	P	CTBAP (RES)		PAS-007, SA#1	PCTBA	.P (MU): MUN-L	I-LFG	
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	
Golf Courses									
Participant Sports Facilities	S	MUP			S	MUP			
Cross Country Ski Courses									
Riding and Hiking Trails	Α	Χ			Α	Х			
RESOURCE MANAGEMENT									
Reforestation	Α	Х			Α	Х			
Sanitation Salvage Cut	А	Χ			Α	Х			
Special Cut	А	Χ			Α	Χ			
Selection Cut									
Thinning	А	Χ			Α	Х			
Early Successional Stage Vegetation Management	А	Х			Α	X		_	
Structural and Nonstructural Fish/Wildlife Habitat Management	А	Х			А	Х			
Fire Detection and Suppression	А	Χ			Α	Χ			
Fuels Treatment/Management	А	Χ			Α	Χ			
Insect and Disease Suppression	А	Χ			Α	Χ			
Sensitive and Uncommon Plant Management	А	Х		_	Α	Х		_	
Erosion Control	А	Χ			Α	Χ			
SEZ Restoration	А	Χ			Α	Χ			
Runoff Control	А	Χ			А	Χ			

¹ Limited to administrative offices.

² Placer County Code, Section 17.56.060.F.

PAS 009A - Lake Forest Commercial - Summary of Use Changes Associated with Implementation of the PCTBAP Special Area #1 Special Area #2 (Retail/Service Area) (Public Service/Industrial Area) **Existing Existing** Use **Project Conditions Project Conditions** Conditions **Conditions** PAS-009A. PAS-009A. PCTBAP (MU) PCTBAP (MU) **SA#1** SA#2 Permitted Permitted Permitted Use New Permitted Use New PCTBAP Uses Use to Use to Eliminated Use Use Use Eliminated Use Continue Continue RESIDENTIAL Single-Family Dwelling S MUP S MUP S Multiple Family Dwelling S MUP MUP S S **Employee Housing** MUP MUP TOURIST ACCOMMODATION Bed and Breakfast Facilities S Hotel, Motel, and Other Transient CUP **Dwelling Units** Timeshare (Hotel/Motel Design) S CUP COMMERCIAL CUP Auto, Mobile Home and Vehicle Dealers S CUP S Building Materials and Hardware S MUP χ A Α Χ Α Χ Eating and Drinking Places Food and Beverage Retail Sales Α Χ Α χ Furniture, Home Furnishings and Α Χ Α Χ Equipment General Merchandise Stores Α Χ Α Χ Χ Χ Mail Order and Vending Α Α S MUP Nursery Α Χ Indoor Retail Sales Α Χ Α Χ S MUP S MUP Outdoor Retail Sales S CUP CUP Service Stations S Amusements and Recreation Services Α Χ Α Χ Privately Owned Assembly and S CUP S CUP Entertainment S **Outdoor Amusements** CUP S CUP Animal Husbandry Services Α Χ Auto Repair and Service Α χ **Broadcasting Studios** Α Χ Α Χ Χ Χ **Business Support Services** Α Α Contract Construction Services Α Χ Α Χ Financial Services Α Χ Α Χ Health Care Services S MUP Α MUP Laundries and Dry Cleaning Plants Α Χ Α Χ Χ Personal Services Α Α Χ Printing and Publishing Α Χ Α Χ

Repair Services

Professional Offices

Α

Χ

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Α

Χ

Χ

PAS 009A - Lake Forest Commercial - Summary of Use Changes Associated with Implementation of the PCTBAP Special Area #1 Special Area #2 (Retail/Service Area) (Public Service/Industrial Area) **Existing Existing** Use **Project Conditions Project Conditions** Conditions **Conditions** PAS-009A. PAS-009A. PCTBAP (MU) PCTBAP (MU) **SA#1** SA#2 Permitted Permitted Permitted Use New Permitted Use New PCTBAP Uses Use to Use to Eliminated Eliminated Use Use Use Use Continue Continue Sales Lots Α Schools - Business and Vocational Α Α Χ Χ χ Food and Kindred Products Α Α Χ S Fuel and Ice Dealers CUP Industrial Services Α χ Α Χ Secondary Storage S Recycling and Scrap CUP Small Scale Manufacturing S MUP S CUP Storage Yards Vehicle and Freight Terminals Α Χ A Vehicle Storage and Parking χ Warehousing Α Χ Χ Wholesale and Distribution Α **PUBLIC SERVICE** Cemeteries S MUP S MUP S MUP S MUP Religious Assembly Collection Stations S MUP Cultural Facilities Α Χ Α Χ Day Care Centers/Preschools Α Χ Α Χ Government Offices Α Χ Α Χ CUP Hospitals S CUP S Local Assembly and Entertainment Χ A Α Χ Local Post Offices Α Χ Α Χ Local Public Health and Safety Facilities Α Χ Α Χ Membership Organizations Α Χ Α Χ S S CUP CUP Publicly Owned Assembly and Entertainment **Public Utility Centers** S MUP Α Χ S S Regional Public Health and Safety CUP CUP Facilities S Schools - Elementary S MUP MUP S S Schools - Secondary MUP MUP S MUP Social Service Organizations Α Χ Transmission and Receiving Facilities Α X1 Α χ1 S S CUP CUP Pipelines and Power Transmission Transit Stations and Terminals S CUP S CUP S CUP S CUP Transportation Routes

PAS 009A - Lake Forest Commercial - Summary of Use Changes Associated with Implementation of the PCTBAP Special Area #1 Special Area #2 (Retail/Service Area) (Public Service/Industrial Area) **Existing Existing** Use **Project Conditions Project Conditions** Conditions **Conditions** PAS-009A. PAS-009A. PCTBAP (MU) PCTBAP (MU) **SA#1** SA#2 Permitted Permitted Permitted Use New Permitted Use New PCTBAP Uses Use to Use to Eliminated Eliminated Use Use Use Use Continue Continue RECREATION Day Use Areas Α χ Α Χ χ Participant Sports Facilities Α Cross Country Ski Courses S MUP S MUP S MUP **Outdoor Recreation Concessions** S Riding and Hiking Trails S MUP MUP S **Rural Sports** CUP Snowmobile Courses Χ Α S MUP Visitor Information Center MUP S RESOURCE MANAGEMENT Χ A Reforestation Α χ Sanitation Salvage Cut Α Χ Α Χ Α Χ Χ Α Thinning Early Successional Stage Vegetation Α Χ Α Χ Management Structural and Nonstructural Α Χ A Χ Fish/Wildlife Habitat Management Χ Χ Fire Detection and Suppression Α Α Fuels Treatment/Management Α Χ Α Χ Insect and Disease Suppression Α Χ Α Χ Sensitive and Uncommon Plant Χ Α Α Χ Management

1 Placer County Code Section 17.56.060.F

Erosion Control

SEZ Restoration

Runoff Control

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PAS 009B - Dollar Hill - S Implementation of the PC	•	Changes Asso	ociated with	
-	I	Areas within the l	PCTBAP Boundary	
	Existing Conditions		Project Conditions	<u> </u>
Use	PAS/CP (C/PS - 009B)	PCTBAP(MU)	: Mixed-Use Neighbo (MUN-DH)	
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL				
Multiple-Family Dwelling	S	MUP		
Nursing and Personal Care	S	MUP		
Residential Care	S	MUP		
Single-Family Dwelling	S	MUP		
COMMERCIAL				
Eating and Drinking Places	А	X		
Food and Beverage Retail Sales	А	X		
Furniture, Home Furnishings and Equipment	S	MUP		
General Merchandise Stores	А	X		
Nursery	А	Χ		
Outdoor Retail Sales	S	MUP		
Service Stations	S	CUP		
Broadcasting Studios	A	Χ		
Financial Services	А	Χ		
Health Care Services	А	Χ		
Personal Services	А	Χ		
Professional Offices	A	X		
Secondary Storage	S	MUP		
Small Scale Manufacturing	S	MUP		
ENTERTAINMENT				
Privately Owned Assembly and Entertainment	S	CUP		
PUBLIC SERVICE				
Cemetery	S	MUP		
Religious Assembly	A	X		
Cultural Facilities	А	Χ		
Day Care Centers/Pre-Schools	S	MUP		
Government Offices and Facilities	A	X		
Local Assembly and Entertainment	A	X		
Local Post Office	A	Χ		
Local Public Health and Safety Facilities	А	X		
Membership Organizations	S	MUP		
Publicly Owned Assembly and Entertainment	S	MUP		
Public Utility Centers	S	MUP		
Schools - Kindergarten Through Secondary	S	MUP		
Social Service Organizations	S	MUP		
LINEAR PUBLIC FACILITIES				
Pipelines and Power Transmission	S	CUP		
Transit Stations and Terminals	S	CUP		

PAS 009B - Dollar Hill - Summary of Use Changes Associated with **Implementation of the PCTBAP**

		Areas within the I	PCTBAP Boundary	
	Existing Conditions		Project Conditions	
Use	PAS/CP (C/PS - 009B)	PCTBAP(MU)	: Mixed-Use Neighbo (MUN-DH)	rhood Dollar Hill
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
Transmission and Receiving Facilities	S	MUP ¹		
Transportation Routes	S	CUP		
RECREATION				
Cross Country Ski Courses	S	MUP		
Day Use Areas	А	X		
Outdoor Recreation Concessions	S	MUP		
Participant Sports Facilities	А	X		
Riding and Hiking Trails	S	MUP		
Rural Sports	S	MUP		
RESOURCE MANAGEMENT				
Reforestation	Α	X		
Sanitation Salvage Cut	А	X		
Thinning	А	X		
Tree Farms	А	X		
Early Successional Stage Vegetation Management	А	X		
Structural and Nonstructural Fish/Wildlife Habitat Management	A	Х		
Fire Detection and Suppression	A	Х		
Fuels Treatment/Management	A	Х		
Insect and Disease Suppression	A	Х		
Sensitive and Uncommon Plant Management	А	Х		
Erosion Control	A	Х		
SEZ Restoration	А	X		
Runoff Control	Α	Х		

PAS 017 – Carnelian Bay Community Plan – Summary of Use Changes Associated with Implementation of the PCTBAP

with Implementation of the	PCTBAP			
		Areas within the I	PCTBAP Boundary	
	Existing Conditions		Project Condition	S
Use	PAS/CP (TOR - 017)		PCTBAP (MU-NC	;)
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL				
Employee Housing	S	MUP		
Multiple-Family Dwelling	S	MUP1		
Single-Family Dwelling	Α	X1		
TOURIST ACCOMMODATION				
Bed and Breakfast Facilities	Α	X		
Hotel, Motel, and Other Transient Dwelling Units, up to 20 Units	Α	MUP		
Hotel, Motel, and Other Transient Dwelling Units, Greater than 20 Units	S/CUP	CUP		
Timeshare (Hotel/Motel Design)	S	CUP		
Timeshare (Residential Design)	S	CUP		
COMMERCIAL				
Building Materials and Hardware	S	MUP		
Eating and Drinking Places	Α	Х		
Food and Beverage Retail Sales	А	Х		
Furniture, Home Furnishings and Equipment	Α	Х		
General Merchandise Stores	А	Х		
Mail Order and Vending				
Nursery	А	Х		
Outdoor Retail Sales				
Service Stations	S/CUP	CUP		
Amusements and Recreation Services	S	CUP		
Outdoor Amusements	S	CUP		
Animal Husbandry Services				
Auto Repair and Service				
Auto Body Work and Spray Painting				
Broadcasting Studios	А	Х		
Business Support Services	S	MUP		
Contract Construction Services	S	MUP		
Financial Services	Α	Х		
Health Care Services	Α	Х		
Laundries and Dry Cleaning Plant				
Personal Services	А	X		
Professional Offices	А	X		
Repair Services	S	MUP		
Sales Lots				
Schools - Business and Vocational	S	CUP		
Schools - Pre-Schools	S	Α		
Secondary Storage	S	MUP		
Vehicle Storage and Parking	S	MUP		

PAS 017 - Carnelian Bay Community Plan - Summary of Use Changes Associated with Implementation of the PCTBAP

with Implementation of the PCTBAP									
	Areas within the PCTBAP Boundary								
	Existing Conditions	IS							
Use	PAS/CP		PCTBAP (MU-NC	3)					
	(TOR – 017)								
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use					
PUBLIC SERVICE									
Cemetery									
Religious Assembly	S	MUP							
Cultural Facilities	А	Χ							
Day Care Centers	А	Χ							
Government Offices and Facilities	S	MUP							
Local Assembly and Entertainment	S	MUP							
Local Post Office	А	Χ							
Local Public Health and Safety Facilities	A	X							
Membership Organizations	S	MUP							
Publicly Owned Assembly and Entertainment									
Public Utility Centers	S	MUP							
Schools - Kindergarten Through Secondary	S	MUP							
Social Service Organizations	S	MUP							
LINEAR PUBLIC FACILITIES									
Pipelines And Power Transmission	S	CUP							
Transit Stations and Terminals	S	CUP							
Transmission and Receiving Facilities ²	S	MUP							
Transportation Routes	S/CUP	CUP							
RECREATION									
Cross Country Ski Courses									
Beach Recreation	А	X							
Boat Launching	А	X							
Day Use Areas	А	X							
Marinas	S/CUP	CUP							
Outdoor Recreation Concessions	А	X							
Participant Sports Facilities	А	X							
Riding and Hiking Trails									
Rural Sports									
Visitor Information Center	S	MUP							
RESOURCE MANAGEMENT									
Reforestation	A	X							
Sanitation salvage cut	A	X							
Special cut									
Thinning	А	X							
Tree farms	A	X							
Early Successional Stage Vegetation Management	А	X							
Structural and Nonstructural Fish/Wildlife Habitat Management	A	X							
Fire Detection and Suppression	А	X							

PAS 017 - Carnelian Bay Community Plan - Summary of Use Changes Associated with Implementation of the PCTBAP

	Areas within the PCTBAP Boundary							
Use	Existing Conditions	Project Conditions						
	PAS/CP (TOR - 017)	PCTBAP (MU-NC)						
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use				
Fuels Treatment/Management	Α	Χ						
Insect and Disease Suppression								
Sensitive and Uncommon Plant Management	Α	X						
Erosion Control	Α	X						
SEZ Restoration	Α	X						
Runoff Control	А	X						

¹ Residential uses are discouraged on the ground floor along Highway 28 and Carnelian Woods Ave.

² Facilities that are not visually obtrusive may be eligible for an Administrative Approval per Placer County Code Section 17.56.060.F.

PAS 022 – Tahoe Vista Community Plan - Summary of Use Changes Associated with Implementation of the PCTBAP												
	Special Area #1 (Tourist Area)				Special Area #2 (Commercial Core)			Special Area #3 (Marina Area)				
Use	Existing Conditions Project Conditions				Existing Conditions Project Conditions			Existing Conditions	Project Conditions			
	PAS-022, SA#1	PCTBAP (MU-GW)			PAS-022, SA#2	PCTBAP (MU-CCW)			PAS-022, SA#3	PCTBAP (MU-CCE)		
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL												
Single-Family Dwelling	S	MUP ²						MUP ³	S	MUP ³		<u> </u>
Multiple Family Dwelling	S	MUP ²			S	MUP ³			S	MUP ³		1
Multi-Person Dwelling	S	MUP			S	MUP						1
Employee Housing	S	MUP			S	MUP			S	MUP		<u> </u>
Residential Care					S	MUP						<u>ı</u>
TOURIST ACCOMMODATION												
Bed and Breakfast Facilities	Α	Χ			Α	Χ			S	MUP		1
Hotel, Motel, and Other Transient Dwelling Units, Less than 20 units	А	MUP			Α	MUP			S	CUP		
Hotel, Motel, and Other Transient Dwelling Units, Greater than 20 units	S/CUP	CUP			S/CUP	CUP			S/CUP	CUP		
Timeshare (Hotel/Motel Design)	S	CUP			S	CUP			S	CUP		
Timeshare (Residential Design)	S	CUP			S	CUP			S	CUP		1
COMMERCIAL												
Auto, Mobile Home and Vehicle Dealers					S	CUP			S	CUP		
Building Materials and Hardware					S	MUP						1
Eating and Drinking Places	А	Χ			А	Χ			А	Χ		
Food and Beverage Retail Sales	А	Χ			А	Χ			Α	Χ		
Furniture, Home Furnishings and Equipment					S	MUP						
General Merchandise Stores	А	Х			А	Χ			А	Х		
Mail Order and Vending					А	Χ						
Nursery	S	Х			А	Χ						
Outdoor Retail Sales					S	MUP			S	MUP		

PAS 022 – Tahoe Vista Community Plan - Summary of Use Changes Associated with Implementation of the PCTBAP												
	Special Area #1 (Tourist Area) Existing Conditions Project Conditions				Special Area #2 (Commercial Core) Existing Conditions Project Conditions			Special Area #3 (Marina Area)				
Use								Existing Conditions Project Conditions				
	PAS-022, SA#1				PAS-022, SA#2 PCTBAP (MU-CCW)			PAS-022, SA#3	PCTBAP (MU-CCE)			
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
Service Stations					S/CUP	CUP						
Amusements and Recreation Services	S	CUP			S	CUP			S	CUP		
Privately Owned Assembly and Entertainment	S	CUP			S	CUP						
Outdoor Amusements	S	CUP			S	CUP						
Animal Husbandry Services					S	MUP						
Broadcasting Studios	S	MUP			А	Χ			S	MUP		
Business Support Services					S	MUP						
Contract Construction Services					S	MUP						
Financial Services					А	Χ						
Health Care Services					S	MUP						
Personal Services					А	Χ			S	MUP		
Professional Offices					Α	Χ			S	MUP		
Repair Services					S	MUP						
Schools - Business and Vocational					S	CUP						
Secondary Storage	S	MUP			S	MUP			S	MUP		_
Small Scale Manufacturing					S	MUP			S	MUP		_
Vehicle Storage and Parking	S	MUP			S	MUP			S	MUP		
PUBLIC SERVICE			, ,				, 				,	
Religious Assembly					А	Χ						
Collection Stations					А	Χ			А	Χ		
Cultural Facilities	S	MUP			А	Χ			Α	MUP		
Day Care Centers/Preschools	А	Х			А	Χ			Α	Х		
Government Offices					S	MUP						

PAS 022	- Tahoe V	ista Comi	munity Pla	an - Su	mmary of l	Jse Chang	ges Associa	ated wi	th Implen	nentation	of the PC1	ГВАР
		Special Area #1Special Area #2Special Area =(Tourist Area)(Commercial Core)(Marina Area			•							
Use	Existing Conditions	Project Conditions		s	Existing Conditions	Pro	ject Conditions		Existing Conditions	Pro	ject Conditions	
	PAS-022, SA#1		TBAP (MU-GW)	PAS-022, SA#2		BAP (MU-CCW)	1	PAS-022, SA#3		TBAP (MU-CCE)	
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
Hospitals					S	CUP						
Local Assembly and Entertainment	Α	MUP			А	Χ						
Local Post Offices	Α	Χ			А	Χ						
Local Public Health and Safety Facilities	S	MUP			А	Х			S	MUP		
Membership Organizations												
Publicly Owned Assembly and Entertainment	S	MUP			S	Х						
Social Service Organizations					А	Χ						
Transmission and Receiving Facilities ⁴	S	MUP			S	MUP			S	MUP		
Pipelines and Power Transmission	S	CUP			S	CUP			S	CUP		
Transit Stations and Terminals	S	CUP			S	CUP			S	CUP		
Transportation Routes	S/CUP	CUP			S	CUP			S/CUP	CUP		
RECREATION												
Day Use Areas	Α	Χ			Α	Χ			Α	Χ		
Developed Campgrounds	S	CUP										
Beach Recreation	Α	Χ			Α	Χ			Α	Χ		
Boat Launching Facilities	S	CUP			S	CUP			Α	Χ		
Golf Courses												
Group Facilities	S	MUP										
Participant Sports Facilities	S	MUP			S	MUP						
Cross Country Ski Courses	А	Х			А	Χ						
Marinas					S	CUP			А	Χ		
Outdoor Recreation Concessions	Α	Х			А	Χ			А	Х		
Recreation Center	S	MUP			S	MUP						

PAS 022	- Tahoe V	ista Com	munity Pla	an - Su	mmary of l	Jse Chang	ges Associ	ated wi	th Impler	nentation	of the PC1	ГВАР
		Special Area #1 (Tourist Area)			Special Area #2 (Commercial Core)				Special Area #3 (Marina Area)			
Use	Existing Conditions	Pro	ject Conditions	S	Existing Conditions	Pro	ject Conditions		Existing Conditions	Pro	ject Conditions	
	PAS-022, SA#1	PC	TBAP (MU-GW)	PAS-022, SA#2	PCT	BAP (MU-CCW))	PAS-022, SA#3	PCT	BAP (MU-CCE)	
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
Recreational Vehicle Park	S	CUP										
Riding and Hiking Trails	Α	Χ			S	MUP						
Rural Sports	S	CUP			S	CUP						
Snowmobile Courses	S	CUP			S	CUP						
Visitor Information Center	S	MUP			S	MUP			S	MUP		
RESOURCE MANAGEMENT												
Reforestation	А	Χ			А	Χ			Α	Χ		
Sanitation Salvage Cut	Α	Χ			А	Χ			Α	Χ		
Thinning	Α	Χ			Α	Χ			Α	Χ		
Tree Farms	Α	Χ			Α	Χ			Α	Χ		
Early Successional Stage Vegetation Management	Α	Х			А	Х			А	Х		
Structural and Nonstructural Fish/Wildlife Habitat Management	А	Х			А	Х			Α	Х		
Fire Detection and Suppression	А	Χ			А	Χ			Α	Χ		
Fuels Treatment/Management	А	Χ			А	Χ			Α	Χ		
Insect and Disease Suppression	А	Χ			А	Χ			А	Χ		
Sensitive and Uncommon Plant Management	А	Х			А	Х			А	Х		
Erosion Control	А	Х			А	Χ			Α	Χ		
SEZ Restoration	А	Х			А	Χ			Α	Χ		
Runoff Control	А	Х			А	Χ			Α	Χ		

¹ Residential uses are discouraged on the ground floor along Highway 28 and Camelian Woods Ave.

² Residential uses are discouraged on the ground floor along Highway 28.

³ Residential uses are discouraged on the ground floor along Highway 28 west of Pino Grande Ave.

⁴ Facilities that are not visually obtrusive may be eligible for an Administrative Approval per Placer County Code Section 17.56.060.F.

PAS 026 – Kings Beach Industrial CP – Summary of Use Changes Associated with Implementation of the PCTBAP

Implementation of the PCTBAI				
		reas within the PCT		
	Existing Conditions	Pi	oject Conditions	
Use	PAS/CP (C/PS-026)		PCTBAP (MU)	
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL				
Employee Housing				
Single-Family Dwelling ^{1,2}				
COMMERCIAL				
Auto, Mobile Home and Vehicle Dealers	Α	Χ		
Building Materials and Hardware	Α	Χ		
Eating and Drinking Places	Α	Χ		
Food and Beverage Retail Sales	A	X		
Furniture, Home Furnishings and Equipment	Α	Χ		
General Merchandise Stores	Α	Χ		
Mail Order and Vending	А	Х		
Nursery	А	Х		
Outdoor Retail Sales	S	MUP		
Service Stations	S	CUP		
Animal Husbandry Services	А	X		
Auto Repair and Service	А	X		
Auto Body Work and Spray Painting	S	MUP		
Broadcasting Studios	А	Х		
Business Support Services	А	Х		
Contract Construction Services	S	MUP		
Financial Services	А	Х		
Health Care Services	Α	Χ		
Laundries and Dry Cleaning Plant	S	MUP		
Personal Services	Α	Χ		
Professional Offices	Α	Χ		
Repair Services	S	MUP		
Sales Lots	Α	Χ		
Secondary Storage	А	Χ		
SERVICES				
Schools - Business and Vocational	Α	Χ		
LIGHT INDUSTRIAL				
Light Industrial Batch Plants	S	Χ		
Food and Kindred Products	A	X		
Fuel and Ice Dealers	S	MUP		
Industrial Services	S	MUP		
Printing and Publishing	A	Х		
Recycling and Scrap	S	CUP		
Small Scale Manufacturing	A	X		
WHOLESALE/STORAGE				

PAS 026 – Kings Beach Industrial CP – Summary of Use Changes Associated with Implementation of the PCTBAP

	A	Areas within the PCTBAP Boundary				
	Existing Conditions	Project Conditions				
Use	PAS/CP (C/PS-026)		PCTBAP (MU)			
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use		
Storage Yards	А	Х				
Vehicle and Freight Terminals	А	X				
Vehicle Storage and Parking	S	MUP				
Warehousing	А	X				
Wholesale and Distribution	А	Х				
PUBLIC SERVICE						
Airfields, Landing Strips and Heliports (New Non-Emergency Sites Prohibited						
Cultural Facilities	А	X				
Schools - Pre-Schools	А	MUP				
Day Care Centers	S	MUP				
Government Offices and Facilities	S	MUP				
Hospitals	А	X				
Local Assembly and Entertainment	А	Х				
Local Post Office	А	Х				
Local Public Health and Safety Facilities	S	MUP				
Membership Organizations	А	X				
Power Generating	S	CUP				
Publicly Owned Assembly and Entertainment	А	X				
Public Utility Centers	S	MUP				
Regional Public Health and Safety Facilities	S	CUP				
Religious Assembly	S	MUP				
Collection Stations	А	Х				
Schools - College						
Schools - Kindergarten Through Secondary	А	Χ				
Social Service Organizations	А	Χ				
LINEAR PUBLIC FACILITIES						
Pipelines and Power Transmission	А	X				
Transit Stations and Terminals	А	Х				
Transmission and Receiving Facilities	А	Х				
Transportation Routes	S/CUP	CUP				
RESOURCE MANAGEMENT	,		L			
Erosion Control	А	Х				
SEZ Restoration	А	Х				
Runoff Control	A	X				

¹ New single family dwellings that are not accessory to a commercial use are not permitted. However, single family dwellings existing as of the date of Plan adoption are not assigned nonconforming status. Single family dwellings in existence as of the date of Plan adoption may be reconstructed on the same parcel(s). Single family dwellings in conjunction with a valid commercial enterprise are considered an accessory use and follow the permit requirements of the primary use.

Single family dwellings existing as of the date of Area Plan adoption are not assigned nonconforming status and may be reconstructed on the same parcel(s).

² Must be accessory to a commercial use. Single family dwellings in conjunction with a valid commercial enterprise are considered an accessory use and shall follow the permit requirements of the primary use.

PAS 029 - Kings Beach Community Plan - Summary of Use Changes Associated with Implementation of the PCTBAP Special Area #2 Special Area #1 (Downtown Commercial Area) (East Entry Commercial Area) Existing **Existing** Use **Project Conditions Project Conditions** Conditions **Conditions** PAS-029, PAS-029, PCTBAP (MU-MTC) PCTBAP (MU-MTC) SA#1 SA#2 (E. Entry) Permitted Permitted Permitted Use New Permitted Use New PCTBAP Uses Use to Use to Use Eliminated Use Use Eliminated Use Continue Continue RESIDENTIAL Single-Family Dwelling6 Α χ6 Secondary Dwelling MUP Multiple Family Dwelling S MUP S Multi-Person Dwelling S Χ S Χ Nursing and Personal Care S S Employee Housing MUP MUP Residential Care S Χ S Χ TOURIST ACCOMMODATION С С Bed and Breakfast Facilities Α Α Hotel, Motel, and Other Transient Dwelling Units, A CUP Α CUP up to 20 units Hotel, Motel, and Other Transient Dwelling Units, S/CUP CUP S/CUP CUP greater than 20 units Timeshare (Hotel/Motel Design) CUP CUP CUP Timeshare (Residential Design) CUP COMMERCIAL Retail Sales Α Α Building Materials and Hardware S MUP S MUP Eating and Drinking Places A С A С Food and Beverage Retail Sales Α Χ Α Χ Furniture, Home Furnishings and Equipment A χ Α Χ General Merchandise Stores Α Χ Α Χ χ1 χ1 Mail Order and Vending Α Α Nursery Α С Α С S С S С Outdoor Retail Sales S/CUP χ10 S/CUP **X**10 Service Stations χ Χ Amusements and Recreation Services Α Α Privately Owned Assembly and Entertainment Α Α S CUP S CUP Outdoor Amusements CUP1 CUP1 Α Α Animal Husbandry Services **Broadcasting Studios** Α Χ Α Χ Χ **Business Support Services** Α Χ Α Contract Construction Services Financial Services Α Χ Α Χ Health Care Services Α Χ Α Χ

Personal Services

Laundries and Dry Cleaning Plants

Α

χ

Χ

Α

PAS 029 - Kings Beach Community Plan - Summary of Use Changes Associated with Implementation of the PCTBAP Special Area #2 Special Area #1 (Downtown Commercial Area) (East Entry Commercial Area) Existing **Existing** Use **Project Conditions Project Conditions** Conditions **Conditions** PAS-029, PAS-029, PCTBAP (MU-MTC) PCTBAP (MU-MTC) SA#1 SA#2 (E. Entry) Permitted Permitted Permitted Use New Permitted Use New PCTBAP Uses Use to Use to Use Eliminated Use Use Eliminated Use Continue Continue Printing and Publishing Α Α Χ χ Professional Offices Α Α Professional Services χ Χ Α Α MUP⁵ MUP⁵ Repair Services Sales Lots S Χ S Χ Α Χ1 Α X1 Schools - Business and Vocational MUP1 MUP¹ S S Small Scale Manufacturing S S MUP Vehicle Storage and Parking MUP PUBLIC SERVICE S MUP² S MUP² Religious Assembly Collection Stations A A χ **Cultural Facilities** Α Χ Α Χ Day Care Centers/Preschools χ1 Χ Α Α Government Offices S Α S Α Α CUP Α CUP Hospitals Local Assembly and Entertainment A Χ A Χ Local Post Offices Α Χ Α Χ MUP Α MUP Local Public Health and Safety Facilities Α Membership Organizations Α χ1 Α X1 Publicly Owned Assembly and Entertainment Α Α Public Utility Centers Regional Public Health and Safety Facilities CUP CUP CUP Schools - College Α CUP Α Α Schools - Elementary Α χ Χ Α Χ Α Χ Schools - Secondary Α Χ Α χ Social Service Organizations S Χ S Threshold-Related Research Facilities Χ Transmission and Receiving Facilities8 S MUP S MUP Pipelines and Power Transmission S CUP7 S CUP7 S S CUP8 Transit Stations and Terminals CUP8 Transportation Routes S/CUP **CUP** S/CUP CUP RECREATION Χ Day Use Areas Α Α Χ Α Beach Recreation χ **Boat Launching Facilities** Χ Α **Golf Courses** S S MUP Participant Sports Facilities S MUP Cross Country Ski Courses

PAS 029 – Kings Beach Community Plan – Summary of Use Changes Associated with Implementation of the PCTBAP

	(Dow	Special Arontown Comr	ea #1 nercial Area)		(East	Special Area #2 Entry Commercial Area)			
Use	Existing Conditions	Proje	ct Conditions	;	Existing Conditions	Project Condition		5	
	PAS-029, SA#1	PCTB	AP (MU-MTC))	PAS-029, SA#2 (E. Entry)	PCTI	BAP (MU-MTC)	
PCTBAP Uses	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	
Marinas	S		Х				Х		
Outdoor Recreation Concessions	S	MUP			S	MUP			
Recreation Center	Α	Χ			Α	Χ			
Recreational Vehicle Park	S		Χ		S		Х		
Riding and Hiking Trails	Α		Χ						
Rural Sports									
Snowmobile Courses									
Sport Assembly				CUP				CUP	
Visitor Information Center	Α		Χ		Α		Х		
RESOURCE MANAGEMENT									
Reforestation	Α	Χ			A	Χ			
Sanitation Salvage Cut	Α	Χ			Α	Χ			
Fire Detection and Suppression	Α	Χ			Α	Χ			
Fuels Treatment/Management	Α	Χ			Α	Χ			
Insect and Disease Suppression	Α	Χ			Α	Χ			
Prescribed Fire/Burning Management	Α	Χ			A	Χ			
Sensitive and Uncommon Plant Management	Α	Χ			A	Χ			
Erosion Control	Α	Χ			Α	Χ			
SEZ Restoration	Α	Χ			А	Χ			
Runoff Control	Α	Χ			Α	Χ			

 $^{{\}bf 1}$ Not allowed on the ground floor along North Lake Boulevard frontage.

² Limited to establishments with a gross floor area of 5,000 square feet or less.

³ Beachside only.

⁴ Not allowed west of Beach Street.

⁵ Not allowed along North Lake Boulevard frontage. Must be completely enclosed inside a building of soundproof construction.

⁶ New single family and secondary dwellings are not allowed along North Lake Boulevard.

⁷ A Minor Use Permit is required for aboveground pipeline and transmission lines.

⁸ A Minor Use Permit is not required for a bus shelter.

⁹ Facilities which are not visually obtrusive may be eligible for an Administrative Approval per Placer County Code Section 17.56.060.F.

¹⁰ New Service Stations are not allowed between SR 28 and Lake Tahoe.

PAS 032 - California North Stateline CP - Summary of Use Changes Associated with Implementation of the PCTBAP Areas within the PCTBAP Boundary **Project Conditions Existing Conditions** PAS/CP Use PCTBAP (MU-TOR) (TOR - 032)Permitted Permitted Use to **Use Eliminated** New Use Continue Use RESIDENTIAL MUP **Employee Housing** S S MUP Multiple-Family Dwelling S Multi-Person Dwelling χ Single-Family Dwelling Α χ6 TOURIST ACCOMMODATION Bed and Breakfast Facilities Α χ Hotel, Motel, and Other Transient Dwelling Units CUP Α Time Sharing (Hotel/Motel Design) S **CUP** COMMERCIAL Retail Sales Α Χ Eating and Drinking Places Χ Α Food And Beverage Retail Sales Α χ2 General Merchandise Stores S MUP Outdoor Retail Sales С CUP¹⁰ Service Stations S Amusements and Recreation Services S MUP S CUP Outdoor Amusements **Broadcasting Studios** Α Χ **Business Support Services** Α χ Α Χ Financial Services Χ Health Care Services Α Χ Personal Services Α **Professional Offices** Α Χ S MUP Repair Services **ENTERTAINMENT** Privately Owned Assembly and Entertainment S MUP SERVICES S MUP Schools - Business and Vocational WHOLESALE/STORAGE Vehicle Storage And Parking S MUP **PUBLIC SERVICE** Cultural Facilities S MUP Day Care Centers/Pre-Schools Α Χ Government Offices and Facilities A^1 Local Assembly and Entertainment Α χ_2 Local Post Office Α Χ Local Public Health and Safety Facilities Α MUP Membership Organizations A1, 2

PAS 032 – California North Stateline CP – Summary of Use Changes Associated with Implementation of the PCTBAP

		Areas within the PCTBAP Boundary						
	Existing Conditions		Project Conditions					
Use	PAS/CP (TOR - 032) Permitted Use	Permitted Use to Continue	PCTBAP (MU-TO	R) New Use				
Publicly Owned Assembly and Entertainment	S	A2						
Public Utility Centers	S		Х					
Regional Public Health and Safety Facilities	S	CUP						
Religious Assembly	S	MUP ²						
LINEAR PUBLIC FACILITIES								
Pipelines and Power Transmission	S	CUP ⁷						
Transit Stations and Terminals	S	CUP8						
Transmission and Receiving Facilities	S	MUP						
Transportation Routes	S	CUP						
RECREATION								
Day Use Areas	А	Х						
Outdoor Recreation Concessions	А	Х						
Participant Sports Facilities	S	MUP						
Recreation Centers				A ²				
Sport Assembly	S	CUP						
Visitor Information Center	S		Х					
RESOURCE MANAGEMENT								
Reforestation	А	Х						
Sanitation Salvage Cut	А	X						
Thinning	А	X						
Tree Farms	А	X						
Early Successional Stage Vegetation Management	А	X						
Structural and Nonstructural Fish/Wildlife Habitat Management	А	X						
Fire Detection and Suppression	A	X						
Fuels Treatment/Management	A	X						
Insect and Disease Suppression	A	X						
Sensitive and Uncommon Plant Management	A	X						
Erosion Control	A	Х						
SEZ Restoration	A	Х						
Runoff Control	А	Х						

¹Not allowed on the ground floor along North Lake Boulevard frontage.

² Limited to establishments with a gross floor area of 5,000 square feet or less.

³ Beachside only.

⁴ Not allowed west of Beach Street.

⁵ Not allowed along North Lake Boulevard frontage. Must be completely enclosed inside a building of soundproof construction.

⁶ New single family and secondary dwellings are not allowed along North Lake Boulevard.

⁷ A Minor Use Permit is required for aboveground pipeline and transmission lines.

⁸ A Minor Use Permit is not required for a bus shelter.

⁹ Facilities which are not visually obtrusive may be eligible for an Administrative Approval per Placer County Code Section 17.56.060.F.

¹⁰ New Service Stations are not allowed between SR 28 and Lake Tahoe.

PAS 155 – Tahoma Commercial – Summary of Use Changes Associated with Implementation of the PCTBAP

Implementation of the PCIBAP							
			vithin the PCTBAP Boundary Project Conditions				
	Existing Conditions	F	Project Conditions				
Use	PAS/CP (TOR - 155)	PCTBAF	P: Tahoma Village (Center			
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use			
RESIDENTIAL							
Employee Housing	S	MUP					
Multiple-Family Dwelling	S	MUP					
Nursing and Personal Care	S	MUP					
Residential Care	S	MUP					
Single-Family Dwelling	S	А					
TOURIST ACCOMMODATION							
Bed And Breakfast Facilities	А	Х					
Hotel, Motel, and Other Transient Dwelling Units	А	CUP					
Time Sharing (Hotel/Motel Design)	S	CUP					
Time Sharing (Residential Design)	S	CUP					
COMMERCIAL							
Auto, Mobile Home and Vehicle Dealers	S	CUP					
Building Materials and Hardware	S	MUP					
Eating And Drinking Places	А	X					
Food And Beverage Retail Sales	А	Х					
Furniture, Home Furnishings and Equipment	S	MUP					
General Merchandise Stores	А	Х					
Mail Order and Vending	А	Х					
Nursery	А	Х					
Outdoor Retail Sales	А	Х					
Service Stations	А	Х					
Amusements and Recreation Services	S	CUP					
Outdoor Amusements	S	CUP					
Animal Husbandry Services	S	MUP					
Auto Repair and Service	S	MUP					
Broadcasting Studios	Α	Χ					
Business Support Services	Α	X					
Contract Construction Services	S	MUP					
Financial Services	Α	X					
Health Care Services	А	X					
Laundries and Dry Cleaning Plant	S	MUP					
Personal Services	А	X					
Professional Offices	А	X					
Repair Services	А	X					
Secondary Storage	S	MUP					
Small Scale Manufacturing	S	MUP					
Vehicle Storage and Parking	S	MUP					
Warehousing	S	MUP					

PAS 155 – Tahoma Commercial – Summary of Use Changes Associated with Implementation of the PCTBAP

Implementation of the PCTBAP							
		Areas within the PCTBAP Boundary					
	Existing Conditions	F	Project Conditions				
Use	PAS/CP (TOR - 155)	PCTBAF	P: Tahoma Village C	enter			
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use			
PUBLIC SERVICE							
Cultural Facilities	А	Х					
Day Care Centers/Pre-Schools	А	Х					
Government Offices and Facilities							
Local Assembly and Entertainment	A	Х					
Local Post Office	А	Х					
Local Public Health and Safety Facilities	А	Х					
Membership Organizations	S	MUP					
Public Utility Centers	S	MUP					
Religious Assembly	А	Х					
Schools - Kindergarten Through Secondary	S	MUP					
Social Service Organizations	S	MUP					
LINEAR PUBLIC FACILITIES							
Pipelines and Power Transmission	S	CUP					
Transit Stations and Terminals	S	CUP					
Transmission and Receiving Facilities	S	MUP ¹					
Transportation Routes	S	CUP					
RECREATION							
Day Use Areas	A	Х					
Group Facilities	S	MUP					
Outdoor Recreation Concessions	S	MUP					
Participant Sports Facilities	S	MUP					
Recreation Centers	S	MUP					
Visitor Information Center	S	MUP					
RESOURCE MANAGEMENT							
Reforestation	A	Х					
Sanitation Salvage Cut	А	Х					
Thinning	А	Х					
Timber Stand Improvement	А	Х					
Tree Farms	A	Х					
Early Successional Stage Vegetation Management	A	Х					
Structural and Nonstructural Fish/Wildlife Habitat Management	A	Х					
Fire Detection and Suppression	А	Х					
Fuels Treatment/Management	А	Х					
Insect and Disease Suppression	A	Х					
Sensitive and Uncommon Plant Management	A	Х					
Erosion Control	A	Х					
SEZ Restoration	A	Х					
Runoff Control	A	Х					

PAS 159- Homewood Commercial- Summary of Use Changes Associated with Implementation of the PCTBAP

	Areas	s within the PCTBAP	Boundary		
	Existing Conditions	Project Conditions			
Use	PAS/CP (TOR - 159)		Homewood Village	e Center	
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	
RESIDENTIAL					
Employee housing	S	MUP			
Mobile home dwelling					
Multiple-family dwelling				MUP	
Single-family dwelling	S	А			
Secondary dwelling				С	
Summer home					
TOURIST ACCOMMODATION					
Bed and breakfast facilities	A	Х			
Hotel, motel, and other transient dwelling units	А	CUP			
Time sharing (hotel/motel design)	S	CUP			
Time sharing (residential design)	S	CUP			
COMMERCIAL					
Auto, mobile home and vehicle dealers	S	CUP			
Building materials and hardware	S	MUP			
Eating and drinking places	A	Х			
Food and beverage retail sales	A	Х			
Furniture, home furnishings and equipment	S	MUP			
General merchandise stores	A	Х			
Mail order and vending	A	Х			
Nursery	A	Х			
Outdoor retail sales	S	MUP			
Service stations	A	Х			
Amusements and recreation services	S	CUP			
Outdoor amusements	S	CUP			
Animal husbandry services	S	MUP			
Auto repair and service	S	MUP			
Broadcasting studios	A	Х			
Business support services	A	Х			
Contract construction services	S	MUP			
Financial services	A	Х			
Health care services	A	Х			
Personal services	А	Х			
Professional offices	A	X			
Repair services	А	Х			
Secondary storage	S	MUP			
Small scale manufacturing	S	MUP			
Vehicle storage and parking	S	MUP			
Warehousing	S	MUP			
ENTERTAINMENT			· '		
Amusements and recreation services					

PAS 159- Homewood Commercial- Summary of Use Changes Associated with Implementation of the PCTBAP

Implementation of the PCT	BAP			
	Area	s within the PCTBAP		
	Existing Conditions		Project Conditions	
Use	PAS/CP (TOR - 159)		: Homewood Village	Center
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
Privately owned assembly and entertainment				
SERVICES				
Schools- business and vocational				
LIGHT INDUSTRIAL				
Industrial services				
WHOLESALE/STORAGE				
Storage yards				
Vehicle and freight terminals				
Vehicle storage & parking				
Warehousing				
PUBLIC SERVICE			1	
Airfields, landing strips and heliports (new non-emergency sites prohibited	S	CUP		
Cultural facilities	Α	Х		
Day care centers/pre-schools	Α	Х		
Government offices and facilities	S	MUP		
Local assembly and entertainment	Α	Х		
Local post office	Α	Х		
Local Public health and safety facilities	Α	Х		
Membership organizations	А	Х		
Public utility centers	S	MUP		
Religious assembly	А	Х		
Schools - kindergarten through secondary	А	Х		
Social service organizations	А	Х		
LINEAR PUBLIC FACILITIES				
Pipelines and power transmission	S	CUP		
Transit stations and terminals	S	CUP		
Transmission and receiving facilities	S	MUP		
Transportation routes	S	CUP		
RECREATION				
Beach recreation	А	Х		
Boat launching facilities	S	CUP		
Campground, developed				
Recreational vehicle parks				
Campground, undeveloped				
Cross country ski courses	S	MUP		
Day use areas	А	А		
Downhill ski facilities	S	CUP		
Golf courses				
Group facilities				
Marinas	A	Х		

PAS 159- Homewood Commercial- Summary of Use Changes Associated with Implementation of the PCTBAP

	Area	s within the PCTBAF	PRoundary	
	Existing Conditions	tions Project Condition		
Use	PAS/CP (TOR - 159)	PCTBAP	: Homewood Village	e Center
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
Off-road vehicle courses				
Outdoor recreation concessions	A	Х		
Participant sports facilities	A	Х		
Recreation centers	S	MUP		
Riding and hiking trails	S	MUP		
Rural Sports				
Snowmobile courses	S	CUP		
Sport assembly				
Temporary events				
Visitor Information Center	S	MUP		
RESOURCE MANAGEMENT				
Resource protection, restoration, and management	All "A"	Х		

PAS 169 - Sunnyside - Summary of Use Changes Associated with Implementation of the PCTBAP Areas within the PCTBAP Boundary **Existing Conditions Project Conditions** PAS/CP Use PCTBAP: Sunnyside (TOR - 169) Permitted Permitted Use to **Use Eliminated** New Use Continue Use RESIDENTIAL **Employee Housing** S MUP Multiple-Family Dwelling MUP Single-Family Dwelling S Α TOURIST ACCOMMODATION Bed and Breakfast Facilities Α Χ Hotel, Motel, and Other Transient Dwelling Units Α CUP Α CUP Time Sharing (Hotel/Motel Design) COMMERCIAL Auto, Mobile Home and Vehicle Dealers S CUP Building Materials and Hardware S MUP Eating and Drinking Places Α Χ Α Χ Food and Beverage Retail Sales Furniture, Home Furnishings and Equipment S MUP General Merchandise Stores Α Χ Mail Order and Vending Α χ Α Χ Nursery S MUP Outdoor Retail Sales S Service Stations Χ Amusements and Recreation Services S CUP **Broadcasting Studios** Α Χ Χ **Business Support Services** Α Contract Construction Services S MUP Financial Services Α Χ Health Care Services Α Χ Personal Services Α Χ **Professional Offices** Α Χ Repair Services Α Χ S MUP Secondary Storage S Vehicle Storage and Parking MUP **PUBLIC SERVICE Cultural Facilities** Α Χ Day Care Centers/Pre-Schools Χ Α Local Assembly and Entertainment Α Χ Local Post Office Α Χ Χ Local Public Health and Safety Facilities Α Χ Membership Organizations Α **Public Utility Centers** S MUP Regional Public Health and Safety Facilities Α CUP

PAS 169 - Sunnyside - Summary of Use Changes Associated with Implementation of the PCTBAP Areas within the PCTBAP Boundary **Existing Conditions Project Conditions** PAS/CP Use PCTBAP: Sunnyside (TOR - 169) Permitted Permitted Use to **Use Eliminated** New Use Continue Use MUP Religious Assembly S Social Service Organizations Α Χ LINEAR PUBLIC FACILITIES Pipelines and Power Transmission CUP S S CUP Transit Stations and Terminals Transmission and Receiving Facilities S MUP1 S CUP Transportation Routes RECREATION **Beach Recreation** Α Χ **Boat Launching Facilities** S CUP Cross Country Skiing Facilities S MUP Day Use Areas Α Χ **Developed Campgrounds** Α Χ MUP **Group Facilities** S Marinas Α Χ Χ **Outdoor Recreation Concessions** Α Participant Sports Facilities S MUP S CUP Recreational Vehicle Parks S MUP Riding and Hiking Trails Rural Sports S CUP Visitor Information Center S MUP RESOURCE MANAGEMENT Reforestation Α Χ Sanitation Salvage Cut Α Χ Χ Thinning Α Timber Stand Improvement Χ Α Tree Farms Α Χ Early Successional Stage Vegetation Management Χ Α Structural and Nonstructural Fish/Wildlife Habitat Management Χ Α Fire Detection and Suppression Α Χ Χ Fuels Treatment/Management Α Insect and Disease Suppression Α Χ χ Sensitive and Uncommon Plant Management Α **Erosion Control** Α Χ Χ SEZ Restoration Α

Α

Χ

Runoff Control