

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
9. “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.

1. “MUN-” Mixed Use Neighborhood. Includes Dollar Hill (MUN-DH) and Lake Forest Glen (MUN-LFG).
2. “MU-GW” Mixed Use Gateway West
3. “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

PAS 001A – Tahoe City Community Plan - Summary of Use Changes Associated with Implementation of the PCTBAP
Table 1

Use	Special Area #1 (Retail/Tourist Area)				Special Area #2 (Public Service/Industrial Area)									
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions								
	PAS-001A SA#1	PCTBAP (MU-TC)			PAS-001A SA#2	PCTBAP (MU-TC)			PCTBAP (MU-S)			PCTBAP (MU): Fairway Service		
<i>PCTBAP Uses</i>	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						A
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	A	C						C						
Hotel, Motel, and Other Transient Dwelling Units	A	CUP						CUP						
Timeshare (Hotel/Motel Design)	S	CUP						CUP						
Timeshare (Residential Design)	S	CUP						CUP						
COMMERCIAL														
Auto, mobile home and vehicle dealers	S	CUP						CUP						
Building Materials and Hardware	S	MUP			S	MUP			MUP				X	
Eating and Drinking Places	A	C						C						
Food and Beverage Retail Sales	A	X						A						
Furniture, Home Furnishings and Equipment	A	X						A						
General Merchandise Stores	A	X						A						
Mail Order and Vending	A	X						A						
Nursery	S	MUP			S	MUP			A			MUP		
Outdoor Retail Sales	S	MUP			S	MUP			MUP ²				X	
Service Stations	S	CUP ⁹			S	CUP ⁹				X			X	

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<i>PCTBAP Uses</i>	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		X		MUP ²				X	
Auto repair and service	S		X		S		X		A				X	
Broadcasting Studios	A	X						A			A			
Business Support Services	A	X			A	X						X		
Contract construction services	A	X			S	A			A				X	
Financial Services	A	X						A						
Health Care Services	A	X						A			A ²			
Laundries and dry cleaning plant				MUP				MUP			A ²			
Personal Services	A	X						A			A			
Printing and Publishing	A		X		A		X		X				X	
Professional Offices	A	X			A	X			X			X		
Professional Services														
Repair Services	A	MUP			S	MUP			A				X	
Sales Lots					S		X			X			X	
Schools – Business and Vocational	A	X						A						
Secondary storage	S	MUP			S	MUP			C				X	
Food and Kindred Products	S		X								MUP			
Fuel and Ice Dealers	A		X											
Industrial Services	A		X								A			
Small Scale Manufacturing					A		X		X				X	
Storage Yards					S		X		CUP				X	

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<i>PCTBAP Uses</i>	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					A		X		X				X	
Vehicle Storage and Parking	S	MUP			S	MUP			MUP				X	
Warehousing					S		X		MUP ²				X	
Wholesale and distribution					S		X		CUP ²				X	
PUBLIC SERVICE														
Religious Assembly	S	MUP						MUP						
Collection Stations				MUP	A	MUP			X				X	
Cultural Facilities	A	X			A	X			X			X		
Day Care Centers/Preschools	A	X						A						
Government Offices	S	A			S	A			A			MUP		
Local Assembly and Entertainment	S	CUP						CUP						
Local Post Offices	A	X						A			A			
Local Public Health and Safety Facilities	A	X			A	X			X			X		
Public Utility Centers					A		X			X		X		
Membership Organizations	S	A						A						
Publicly Owned Assembly and Entertainment	S	MUP						MUP						
Regional Public Health and Safety Facilities	S	A			S	A			A			MUP		
Social Service Organizations	S	MUP						MUP						
Collection stations	S		X											
Threshold-Related Research Facilities ⁸	S		X		S		X			X		MUP		
Transmission and Receiving Facilities	S	MUP			S	MUP			MUP			MUP		
Pipelines and Power Transmission	A	CUP ⁵			S	CUP ⁵			CUP ⁵			MUP		
Transit Stations and Terminals	A	CUP ⁶			A	CUP ⁶			X			X		

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Transportation Routes	A	CUP			A	CUP			CUP			X		
RECREATION														
Day Use Areas	A	X			A	X			X			X		
Developed Campgrounds														
Beach Recreation	A	X						A						
Boat Launching Facilities	A	X						A						
Cross country skiing	S	MUP			S	MUP			MUP			MUP		
Golf courses	S		X		S		X			X		MUP		
Group facilities	S		X											
Participant Sports Facilities	S	MUP						MUP						
Marinas	S	CUP ⁴						CUP ⁴						
Outdoor Recreation Concessions	A	MUP			S	MUP				X		MUP		
Recreation Center	S	MUP						MUP						
Recreational Vehicle Park														
Riding and Hiking Trails	A	X			S	A			X			MUP		
Rural sports	S	MUP						MUP						
Snow mobile courses	S		X		A		X			X		X		
Sport Assembly	S	MUP						MUP						
Visitor Information Center	A		X		S		X			X		MUP		
RESOURCE MANAGEMENT														
Reforestation	A	X			A	X			X			X		
Sanitation Salvage Cut	A	X			A	X			X			X		
Special Cut	A	X			A	X			X			X		
Thinning	A	X			A	X			X			X		
Tree Farms	A	X			A	X			X			X		

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<i>PCTBAP Uses</i>	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	A	X			A	X			X			X		
Structural and Nonstructural Fish/Wildlife Habitat Management	A	X			A	X			X			X		
Fire Detection and Suppression	A	X			A	X			X			X		
Fuels Treatment/Management	A	X			A	X			X			X		
Insect and Disease Suppression	A	X			A	X			X			X		
Prescribed Fire/Burning Management														
Sensitive and Uncommon Plant Management	A	X			A	X			X			X		
Erosion Control	A	X			A	X			X			X		
SEZ Restoration	A	X			A	X			X			X		
Runoff Control	A	X			A	X			X			X		
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 City Community Plan - Summary of Use Changes Associated with Implementation of the PCTBAP
Table 2

Use	Special Area #3 (Recreation Area)							Special Area #4						
	Existing Conditions	Project Conditions						Existing Conditions	Project Conditions					
	PAS- 001A, SA#3	PCTBAP (MU-TC)			PCTBAP (MU-REC)			PAS- 001A, SA#4	PCTBAP (MU-NT)			PCTBAP (MU-REC)		
<i>PCTBAP Uses</i>	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				A	X				X	
Multiple Family Dwelling				A ¹				A	X				X	
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				C				A	C				X	
Hotel, Motel, and Other Transient Dwelling Units, less than 20 units				CUP				A	CUP				X	
Hotel, Motel, and Other Transient Dwelling Units, greater than 20 units				CUP				A	CUP				X	
Timeshare (Hotel/Motel Design)				CUP				S	CUP				X	
Timeshare (Residential Design)				CUP				S	CUP				X	
COMMERCIAL														
Auto, mobile home and vehicle dealers				CUP										
Building Materials and Hardware				MUP										
Eating and Drinking Places	S	C			CUP			S	C			CUP		
Food and Beverage Retail Sales	S	C			CUP ⁷			S	A			CUP ⁷		
Furniture, Home Furnishings and Equipment				A										
General Merchandise Stores	S	A			MUP			S	A			MUP		
Financial Services								S		X			X	

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Use	Special Area #3 (Recreation Area)							Special Area #4						
	Existing Conditions	Project Conditions						Existing Conditions	Project Conditions					
	PAS- 001A, SA#3	PCTBAP (MU-TC)			PCTBAP (MU-REC)			PAS- 001A, SA#4	PCTBAP (MU-NT)			PCTBAP (MU-REC)		
<i>PCTBAP Uses</i>	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				A										
Nursery	S	MUP				X								
Outdoor Retail Sales				MUP										
Service Stations				CUP ⁹										
Amusements and Recreation Services				CUP			CUP				CUP			CUP
Privately Owned Assembly and Entertainment				CUP			CUP				CUP			CUP
Outdoor Amusements														
Animal Husbandry Services														
Broadcasting Studios				A										
Business Support Services				A										
Contract Construction Services				A										
Financial Services				A										
Health Care Services				A										
Laundries and dry cleaning plant				MUP										
Personal Services				A										
Printing and Publishing														
Professional Offices				A										
Professional Services														
Repair Services				MUP										
Schools – Business and Vocational				A										
Secondary Storage				MUP										
Vehicle Storage and Parking	S			MUP		X								
PUBLIC SERVICE														

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	Existing Conditions	Project Conditions						Existing Conditions	Project Conditions					
	PAS- 001A, SA#3	PCTBAP (MU-TC)			PCTBAP (MU-REC)			PAS- 001A, SA#4	PCTBAP (MU-NT)			PCTBAP (MU-REC)		
<i>PCTBAP Uses</i>	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		X		S	MUP				X	
Collection Stations	S	MUP				X								
Cultural Facilities	A	X			MUP			A	X			MUP		
Day Care Centers/Preschools	S	A				X		S		X			X	
Government Offices	S	A				X		S		X			X	
Hospitals														
Local Assembly and Entertainment	A	CUP			CUP			S	CUP			CUP		
Local Post Offices	S	A				X		A		X			X	
Local Public Health and Safety Facilities	S	A			MUP			A	X			MUP		
Membership Organizations				A										
Publicly Owned Assembly and Entertainment	S	MUP			MUP						MUP			MUP
Public Utility Centers	S		X			X					A			
Regional Public Health and Safety Facilities	S	A			CUP						A			CUP
Social Service Organizations				MUP										
Threshold-Related Research Facilities	S		X			X		S		X			X	
Transmission and Receiving Facilities	S	MUP			MUP			S	MUP			MUP		
Pipelines and Power Transmission	S	CUP ⁵			CUP ⁵			A	CUP ⁵			CUP ⁵		
Transit Stations and Terminals	A	CUP ⁶			CUP			S		X		CUP		
Transportation Routes	A	CUP			CUP			A	CUP			CUP		
Airfields, Landing Strips and Heliports (New Non-Emergency Sites Prohibited)							CUP							CUP

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	Existing Conditions	Project Conditions						Existing Conditions	Project Conditions					
	PAS- 001A, SA#3	PCTBAP (MU-TC)			PCTBAP (MU-REC)			PAS- 001A, SA#4	PCTBAP (MU-NT)			PCTBAP (MU-REC)		
<i>PCTBAP Uses</i>	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	A	X			X			A	X			X		
Developed Campgrounds	S		X		CUP									CUP
Beach Recreation	A	X			X			A	X			X		
Boat Launching Facilities	A	X			CUP			A	CUP			CUP		
Golf Courses														
Group Facilities	S		X			X								
Participant Sports Facilities	A	MUP			CUP						MUP			CUP
Cross Country Ski Courses	A	MUP			X			A	MUP			X		
Marinas	S	CUP ⁴			CUP ⁴			S	CUP ⁴			CUP ⁴		
Outdoor Recreation Concessions	S	MUP			MUP			S	MUP			MUP		
Recreation Center	A	MUP			X						MUP			A
Recreational Vehicle Park	S		X		CUP									CUP
Riding and Hiking Trails	A	X			X			A	X			X		
Rural Sports	A	MUP			X						A			A
Snow Mobile Courses	S		X			X					CUP			
Sport Assembly	S	MUP			CUP						MUP			MUP
Undeveloped Campgrounds							CUP							CUP
Visitor Information Center	A		X			X		S		X			X	
RESOURCE MANAGEMENT														
Reforestation	A	X			X						A			A
Sanitation Salvage Cut	A	X			X						A			A
Special Cut	A	X			X						A			A
Thinning	A	X			X						A			A

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Use	Special Area #3 (Recreation Area)							Special Area #4						
	Existing Conditions	Project Conditions						Existing Conditions	Project Conditions					
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<i>PCTBAP Uses</i>	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	A	X			X						A			A
Early Successional Stage Vegetation Management	A	X			X						A			A
Structural and Nonstructural Fish/Wildlife Habitat Management	A	X			X						A			A
Fire Detection and Suppression	A	X			X						A			A
Fuels Treatment/Management	A	X			X						A			A
Insect and Disease Suppression	A	X			X						A			A
Sensitive and Uncommon Plant Management	A	X			X						A			A
Erosion Control	A	X			X						A			A
SEZ Restoration	A	X			X						A			A
Runoff Control	A	X			X						A			A

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.

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Use	Special Area #5 (Retail Area)									
	Existing Conditions	Project Conditions								
	PAS/CP (PAS-001A, SA#5)	PCTBAP (MU-TC)			PCTBAP (MU-N)			PCTBAP (REC): Tahoe City Golf Course		
	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				X	
Multiple-family dwelling	A	X ¹			X				X	
Residential care	S	MUP			MUP				X	
Nursing and personal care	S	MUP			MUP				X	
Single-family dwelling	A	X ¹			X				X	
TOURIST ACCOMMODATION										
Bed and breakfast facilities	A	C			X				X	
Hotel, motel, and other transient dwelling units	S	CUP			CUP				X	
Timeshare (Hotel/Motel Design)	S	CUP			CUP				X	
Timeshare (Residential Design)	S	CUP			CUP				X	
COMMERCIAL										
Auto, mobile home and vehicle dealers	S	CUP				X			X	
Building materials and hardware	S	MUP				X			X	
Eating and drinking places	A	C			C				X	
Food and beverage retail sales	A	X			X				X	
Furniture, home furnishings and equipment	A	X				X			X	
General merchandise stores	A	X			X				X	
Mail order and vending	A	X				X			X	
Nursery	S	MUP			MUP				X	
Outdoor retail sales	S	MUP				X			X	
Service stations	A	CUP ⁹				X			X	
Amusements and recreation services	A	CUP				X		CUP		
Outdoor amusements										
Privately owned assembly and entertainment	S	CUP			CUP				X	
Animal husbandry services	S		X			X			X	
Auto repair and service	S		X			X			X	

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Use	Special Area #5 (Retail Area)									
	Existing Conditions	Project Conditions								
	PAS/CP (PAS-001A, SA#5)	PCTBAP (MU-TC)			PCTBAP (MU-N)			PCTBAP (REC): Tahoe City Golf Course		
	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	A	X				X			X	
Business support services	A	X				X			X	
Contract construction services	A	X				X			X	
Financial services	A	X			X				X	
Health care services	A	X			X				X	
Laundries and dry cleaning plant	S	MUP				X			X	
Personal services	A	X			X				X	
Printing and publishing	A		X			X			X	
Professional offices	A	X			X				X	
Repair services	S	MUP				X			X	
Sales lots										
Schools – business and vocational	A	X				X			X	
Secondary storage	S	MUP			MUP				X	
Small scale manufacturing					MUP					
Vehicle storage and parking	A	MUP			MUP				X	
PUBLIC SERVICE										
Cemetery										
Religious assembly	S	MUP			A				X	
Collection stations	S	MUP				X			X	
Cultural facilities	A	X			X				X	
Day care centers/pre-schools	A	X			MUP				X	
Government offices and facilities	S	A			A				X	
Local assembly and entertainment	S	CUP			A				X	
Local post office	S	A			A				X	
Local public health and safety facilities	A	X			X			CUP		
Membership organizations	A	X			X				X	
Publicly owned assembly and entertainment	S	MUP			A				X	
Public utility centers							MUP	CUP		

PAS 001A – Tahoe City Community Plan – Summary of Use Changes Associated with Implementation of the PCTBAP

Use	Special Area #5 (Retail Area)									
	Existing Conditions	Project Conditions								
	PAS/CP (PAS-001A, SA#5)	PCTBAP (MU-TC)			PCTBAP (MU-N)			PCTBAP (REC): Tahoe City Golf Course		
	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	A			A				X	
Schools - kindergarten through secondary							MUP		X	
Social service organizations	A	MUP				X			X	
Threshold related research facilities	S		X			X			X	
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 facilities ⁸	S	MUP			MUP			CUP		
Transportation routes	A	CUP			CUP			CUP		
RECREATION										
Cross country ski courses	S	MUP			MUP			A		
Beach recreation				A						
Boat launching				A						
Day use areas	A	X			X			X		
Golf courses										A
Group facilities	S		X			X			X	
Marinas				CUP ⁴						
Outdoor recreation concessions	A	MUP			MUP			X		
Participant sports facilities	S	MUP			MUP			MUP		
Recreation centers	S	MUP			MUP				X	
Riding and hiking trails	A	X			X			X		
Rural sports	S	MUP			A				X	
Snow mobile courses	S		X			X		CUP		
Sports assembly	S	MUP			MUP				X	
Visitor information center	A		X			X			X	
RESOURCE MANAGEMENT										
Reforestation	A	X			X			X		
Sanitation salvage cut	A	X			X			X		

PAS 001A – Tahoe City Community Plan – Summary of Use Changes Associated with Implementation of the PCTBAP

Use	Special Area #5 (Retail Area)									
	Existing Conditions	Project Conditions								
	PAS/CP (PAS-001A, SA#5)	PCTBAP (MU-TC)			PCTBAP (MU-N)			PCTBAP (REC): Tahoe City Golf Course		
	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	A	X			X			X		
Selection cut										MUP
Thinning	A	X			X			X		
Tree farms	A	X			X				X	
Early Successional Stage Vegetation Management	A	X			X			X		
Structural and Nonstructural Fish/Wildlife Habitat Management	A	X			X			X		
Fire Detection and Suppression	A	X			X			X		
Fuels Treatment/Management	A	X			X			X		
Insect and Disease Suppression	A	X			X			X		
Sensitive and Uncommon Plant Management	A	X			X			X		
Erosion Control	A	X			X			X		
SEZ Restoration	A	X			X			X		
Runoff Control	A	X			X			X		

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

Use	Areas within the PCTBAP Boundary			
	Existing Conditions	Project Conditions		
	PAS/CP (C/PS – 001B)	PCTBAP (MU)		
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL				
Employee housing	S	MUP		
Mobile home dwelling	S	MUP		
Multiple-family dwelling	S	MUP		
Single-family dwelling				
COMMERCIAL				
Building materials and hardware	S	MUP		
Nursery	S	MUP		
Outdoor retail sales	S	MUP		
Service stations				
Auto repair and service	S	MUP		
Fuel and ice dealers	S	MUP		
Industrial services	S	MUP		
Recycling and scrap	S	MUP		
Small scale manufacturing	S	MUP		
Storage yards	A	X		
Vehicle and freight terminals	S	MUP		
Vehicle and storage parking	S	MUP		
Warehousing	S	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		
Local public health and safety facilities	S	MUP		
Membership organizations				
Publicly owned assembly and entertainment	S	MUP		
Public utility centers	A	X		
Regional public health and safety facilities	S	MUP		
LINEAR PUBLIC FACILITIES				
Pipelines and power transmission	S	MUP		
Transit stations and terminals	S	MUP		
Transmission and receiving facilities	S	MUP ¹		
Transportation routes	S	MUP		

PAS 001B – Tahoe City Industrial - Summary of Use Changes Associated with Implementation of the PCTBAP

Use	Areas within the PCTBAP Boundary			
	Existing Conditions	Project Conditions		
	PAS/CP (C/PS – 001B)	PCTBAP (MU)		
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
RESOURCE MANAGEMENT				
Reforestation	A	X		
Sanitation Salvage Cut	A	X		
Special Cut	A	X		
Thinning	A	X		
Tree Farms	A	X		
Early Successional Stage Vegetation Management	A	X		
Structural and Nonstructural Fish/Wildlife Habitat Management	A	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	X		
SEZ Restoration	A	X		
Runoff Control	A	X		
1 Placer County Code Section 17.56.060.F				

PAS 002 – Fairway Tract - Summary of Use Changes Associated with Implementation of the PCTBAP

Use	Within the Placer County Tahoe Basin Area Plan Boundary, outside of Special Areas				Special Area #1				Special Area #2						
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions			Existing Conditions	Project Conditions					
	PAS/CP (Res-002)	PCTBAP (RES)			PAS-002, SA#1	PCTBAP (RES)			PAS-002, SA#2	PCTBAP (REC)			MU-TC		
<i>PCTBAP Uses</i>	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	A	X			A	X			A	X			X		
Secondary Dwelling				C				C				C			C
Multiple Family Dwelling					A	A									A
Nursing and Personal Care					A	A									MUP
Employee Housing					A	A			S	MUP			MUP		
Residential Care					A	X									MUP
TOURIST ACCOMMODATION															
Bed and Breakfast Facilities					S		X					CUP			C
Hotel, Motel, and Other Transient Dwelling Units					S		X					CUP			CUP
Timeshare (Hotel/Motel Design)															CUP
Timeshare (Residential Design)															CUP
COMMERCIAL															
Auto, Mobile Home and Vehicle Dealers															CUP
Building Materials and Hardware															MUP
Eating and Drinking Places									A	X			C		
Food and Beverage Retail Sales													A		
Furniture, Home Furnishings and Equipment													A		
General Merchandise Stores															A
Mail Order and Vending															A
Nursery									S	MUP			MUP		
Outdoor Retail Sales															MUP
Service Stations															CUP

PAS 002 – Fairway Tract - Summary of Use Changes Associated with Implementation of the PCTBAP

Use	Within the Placer County Tahoe Basin Area Plan Boundary, outside of Special Areas				Special Area #1				Special Area #2						
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions			Existing Conditions	Project Conditions					
	PAS/CP (Res-002)	PCTBAP (RES)			PAS-002, SA#1	PCTBAP (RES)			PAS-002, SA#2	PCTBAP (REC)			MU-TC		
<i>PCTBAP Uses</i>	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
Amusements and Recreation Services									A	X			CUP		
Privately Owned Assembly and Entertainment									S	MUP			CUP		
Broadcasting Studios															A
Contract Construction Services															A
Financial Services															A
Health Care Services															A
Laundries and Dry Cleaning Plants															MUP
Personal Services															A
Professional Offices															A
Repair Services															MUP
Schools – Business and Vocational															A
Secondary Storage															MUP
Vehicle Storage and Parking															MUP
PUBLIC SERVICE															
Cemeteries	A	X			A	A			A	A				X	
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	A	X			A	X			A	X			A		
Government Offices															A
Local Assembly and Entertainment															CUP
Local Post Offices	S	MUP			S	MUP			S	MUP				X	

PAS 002 – Fairway Tract - Summary of Use Changes Associated with Implementation of the PCTBAP

Use	Within the Placer County Tahoe Basin Area Plan Boundary, outside of Special Areas				Special Area #1				Special Area #2						
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions			Existing Conditions	Project Conditions					
	PAS/CP (Res-002)	PCTBAP (RES)			PAS-002, SA#1	PCTBAP (RES)			PAS-002, SA#2	PCTBAP (REC)			MU-TC		
<i>PCTBAP Uses</i>	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			A		
Membership Organizations	A	A			A	X			A	A			A		
Publicly Owned Assembly and Entertainment				CUP				CUP				CUP			MUP
Public Utility Centers	A	A			A	X			A	X				X	
Regional Public Health and Safety Facilities															A
Schools – Elementary	A	X			A	X			A	X				X	
Schools – Secondary	A	X			A	X			A	X				X	
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	A	X			A	X			A	X			A		
Beach Recreation															A
Boat Launching Facilities															A
Golf Courses	A	X			A	X			A	X				X	
Participant Sports Facilities	S	MUP			S	MUP			S	MUP			MUP		
Cross Country Ski Courses	A	A			A	X			A	X			MUP		
Marinas															CUP
Outdoor Recreation Concessions	A	A			A	X			A	X			MUP		

PAS 002 – Fairway Tract - Summary of Use Changes Associated with Implementation of the PCTBAP

Use	Within the Placer County Tahoe Basin Area Plan Boundary, outside of Special Areas				Special Area #1				Special Area #2						
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions			Existing Conditions	Project Conditions					
	PAS/CP (Res-002)	PCTBAP (RES)			PAS-002, SA#1	PCTBAP (RES)			PAS-002, SA#2	PCTBAP (REC)			MU-TC		
<i>PCTBAP Uses</i>	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															A
Rural Sports															MUP
Snowmobile Courses	S	CUP			S	CUP			S	CUP				X	
Sport Assembly															MUP
RESOURCE MANAGEMENT															
Reforestation		A				A									
Sanitation Salvage Cut		A				A									
Special Cut		A				A									
Selection Cut		MUP				MUP									
Thinning		A				A									
Early Successional Stage Vegetation Management		A				A									
Structural and Nonstructural Fish/Wildlife Habitat Management		A				A									
Fuels Treatment/Management		A				A									
Insect and Disease Suppression		A				A									
Sensitive and Uncommon Plant Management		A				A									
Erosion Control		A				A									
SEZ Restoration		A				A									
Runoff Control		A				A									

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

Use	Within the Placer County Tahoe Basin Area Plan Boundary, outside of Special Areas				Special Area #1			
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions		
	PAS/CP (Res-007)	PCTBAP (RES)			PAS-007, SA#1	PCTBAP (MU): MUN-LFG		
<i>PCTBAP Uses</i>	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL								
Single-Family Dwelling	A	X			A	X		
Secondary Dwelling								
Multiple Family Dwelling	A	X			A	X		
Nursing and Personal Care								
Employee Housing								
Residential Care								
COMMERCIAL								
Financial Services					A	X		
Health Care Services					A	X		
Laundries and Dry Cleaning Plants								
Personal Services					A	X		
Professional Offices					A	X		
Repair Services								
Schools – Business and Vocational								
Secondary Storage								
Vehicle Storage and Parking								
PUBLIC SERVICE								
Cemeteries								
Religious Assembly					S	MUP		
Collection Stations								
Cultural Facilities								
Government Offices ¹					A	X		
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								
Day Use Areas	A	X			A	X		

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

Use	Within the Placer County Tahoe Basin Area Plan Boundary, outside of Special Areas				Special Area #1			
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions		
	PAS/CP (Res-007)	PCTBAP (RES)			PAS-007, SA#1	PCTBAP (MU): MUN-LFG		
<i>PCTBAP Uses</i>	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	A	X			A	X		
RESOURCE MANAGEMENT								
Reforestation	A	X			A	X		
Sanitation Salvage Cut	A	X			A	X		
Special Cut	A	X			A	X		
Selection Cut								
Thinning	A	X			A	X		
Early Successional Stage Vegetation Management	A	X			A	X		
Structural and Nonstructural Fish/Wildlife Habitat Management	A	X			A	X		
Fire Detection and Suppression	A	X			A	X		
Fuels Treatment/Management	A	X			A	X		
Insect and Disease Suppression	A	X			A	X		
Sensitive and Uncommon Plant Management	A	X			A	X		
Erosion Control	A	X			A	X		
SEZ Restoration	A	X			A	X		
Runoff Control	A	X			A	X		

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

Use	Special Area #1 (Retail/Service Area)				Special Area #2 (Public Service/Industrial Area)			
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions		
	PAS-009A, SA#1	PCTBAP (MU)			PAS-009A, SA#2	PCTBAP (MU)		
<i>PCTBAP Uses</i>	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			S	MUP		
Multiple Family Dwelling	S	MUP			S	MUP		
Employee Housing	S	MUP			S	MUP		
TOURIST ACCOMMODATION								
Bed and Breakfast Facilities	A	A						
Hotel, Motel, and Other Transient Dwelling Units	S	CUP						
Timeshare (Hotel/Motel Design)	S	CUP						
COMMERCIAL								
Auto, Mobile Home and Vehicle Dealers	S	CUP			S	CUP		
Building Materials and Hardware	S	MUP			A	X		
Eating and Drinking Places	A	X			A	X		
Food and Beverage Retail Sales	A	X			A	X		
Furniture, Home Furnishings and Equipment	A	X			A	X		
General Merchandise Stores	A	X			A	X		
Mail Order and Vending	A	X			A	X		
Nursery	S	MUP			A	X		
Indoor Retail Sales	A	X			A	X		
Outdoor Retail Sales	S	MUP			S	MUP		
Service Stations	S	CUP			S	CUP		
Amusements and Recreation Services	A	X			A	X		
Privately Owned Assembly and Entertainment	S	CUP			S	CUP		
Outdoor Amusements	S	CUP			S	CUP		
Animal Husbandry Services					A	X		
Auto Repair and Service					A	X		
Broadcasting Studios	A	X			A	X		
Business Support Services	A	X			A	X		
Contract Construction Services	A	X			A	X		
Financial Services	A	X			A	X		
Health Care Services	S	MUP			A	MUP		
Laundries and Dry Cleaning Plants	A	X			A	X		
Personal Services	A	X			A	X		
Printing and Publishing	A	X			A	X		
Professional Offices	A	X			A	X		
Repair Services	A	X			A	X		

PAS 009A – Lake Forest Commercial - Summary of Use Changes Associated with Implementation of the PCTBAP

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

PAS 009A – Lake Forest Commercial - Summary of Use Changes Associated with Implementation of the PCTBAP

Use	Special Area #1 (Retail/Service Area)				Special Area #2 (Public Service/Industrial Area)			
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions		
	PAS-009A, SA#1	PCTBAP (MU)			PAS-009A, SA#2	PCTBAP (MU)		
<i>PCTBAP Uses</i>	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
RECREATION								
Day Use Areas	A	X			A	X		
Participant Sports Facilities	A	X						
Cross Country Ski Courses					S	MUP		
Outdoor Recreation Concessions	S	MUP			S	MUP		
Riding and Hiking Trails	S	MUP			S	MUP		
Rural Sports	S	CUP						
Snowmobile Courses					A	X		
Visitor Information Center	S	MUP			S	MUP		
RESOURCE MANAGEMENT								
Reforestation	A	X			A	X		
Sanitation Salvage Cut	A	X			A	X		
Thinning	A	X			A	X		
Early Successional Stage Vegetation Management	A	X			A	X		
Structural and Nonstructural Fish/Wildlife Habitat Management	A	X			A	X		
Fire Detection and Suppression	A	X			A	X		
Fuels Treatment/Management	A	X			A	X		
Insect and Disease Suppression	A	X			A	X		
Sensitive and Uncommon Plant Management	A	X			A	X		
Erosion Control	A	X			A	X		
SEZ Restoration	A	X			A	X		
Runoff Control	A	X			A	X		
1 Placer County Code Section 17.56.060.F								

PAS 009B – Dollar Hill – Summary of Use Changes Associated with Implementation of the PCTBAP				
Use	Areas within the PCTBAP Boundary			
	Existing Conditions	Project Conditions		
	PAS/CP (C/PS – 009B)	PCTBAP(MU): Mixed-Use Neighborhood Dollar Hill (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	A	X		
Food and Beverage Retail Sales	A	X		
Furniture, Home Furnishings and Equipment	S	MUP		
General Merchandise Stores	A	X		
Nursery	A	X		
Outdoor Retail Sales	S	MUP		
Service Stations	S	CUP		
Broadcasting Studios	A	X		
Financial Services	A	X		
Health Care Services	A	X		
Personal Services	A	X		
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	A	X		
Day Care Centers/Pre-Schools	S	MUP		
Government Offices and Facilities	A	X		
Local Assembly and Entertainment	A	X		
Local Post Office	A	X		
Local Public Health and Safety Facilities	A	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

Use	Areas within the PCTBAP Boundary			
	Existing Conditions	Project Conditions		
	PAS/CP (C/PS – 009B)	PCTBAP(MU): Mixed-Use Neighborhood Dollar Hill (MUN-DH)		
	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	A	X		
Outdoor Recreation Concessions	S	MUP		
Participant Sports Facilities	A	X		
Riding and Hiking Trails	S	MUP		
Rural Sports	S	MUP		
RESOURCE MANAGEMENT				
Reforestation	A	X		
Sanitation Salvage Cut	A	X		
Thinning	A	X		
Tree Farms	A	X		
Early Successional Stage Vegetation Management	A	X		
Structural and Nonstructural Fish/Wildlife Habitat Management	A	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	X		
SEZ Restoration	A	X		
Runoff Control	A	X		
1 Facilities which are not visually obtrusive may be eligible for an Administrative Approval per Section 17.56.060.F.				

PAS 017 – Carnelian Bay Community Plan – Summary of Use Changes Associated with Implementation of the PCTBAP				
Use	Areas within the PCTBAP Boundary			
	Existing Conditions	Project Conditions		
	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	A	X1		
TOURIST ACCOMMODATION				
Bed and Breakfast Facilities	A	X		
Hotel, Motel, and Other Transient Dwelling Units, up to 20 Units	A	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	A	X		
Food and Beverage Retail Sales	A	X		
Furniture, Home Furnishings and Equipment	A	X		
General Merchandise Stores	A	X		
Mail Order and Vending				
Nursery	A	X		
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	A	X		
Business Support Services	S	MUP		
Contract Construction Services	S	MUP		
Financial Services	A	X		
Health Care Services	A	X		
Laundries and Dry Cleaning Plant				
Personal Services	A	X		
Professional Offices	A	X		
Repair Services	S	MUP		
Sales Lots				
Schools – Business and Vocational	S	CUP		
Schools – Pre-Schools	S	A		
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				
Use	Areas within the PCTBAP Boundary			
	Existing Conditions	Project Conditions		
	PAS/CP (TOR – 017)	PCTBAP (MU-NC)		
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
PUBLIC SERVICE				
Cemetery				
Religious Assembly	S	MUP		
Cultural Facilities	A	X		
Day Care Centers	A	X		
Government Offices and Facilities	S	MUP		
Local Assembly and Entertainment	S	MUP		
Local Post Office	A	X		
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	A	X		
Boat Launching	A	X		
Day Use Areas	A	X		
Marinas	S/CUP	CUP		
Outdoor Recreation Concessions	A	X		
Participant Sports Facilities	A	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	A	X		
Tree farms	A	X		
Early Successional Stage Vegetation Management	A	X		
Structural and Nonstructural Fish/Wildlife Habitat Management	A	X		
Fire Detection and Suppression	A	X		

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

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

Use	Special Area #1 (Tourist Area)				Special Area #2 (Commercial Core)				Special Area #3 (Marina Area)			
	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)		
<i>PCTBAP Uses</i>	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		
Multiple Family Dwelling	S	MUP ²			S	MUP ³			S	MUP ³		
Multi-Person Dwelling	S	MUP			S	MUP						
Employee Housing	S	MUP			S	MUP			S	MUP		
Residential Care					S	MUP						
TOURIST ACCOMMODATION												
Bed and Breakfast Facilities	A	X			A	X			S	MUP		
Hotel, Motel, and Other Transient Dwelling Units, Less than 20 units	A	MUP			A	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		
COMMERCIAL												
Auto, Mobile Home and Vehicle Dealers					S	CUP			S	CUP		
Building Materials and Hardware					S	MUP						
Eating and Drinking Places	A	X			A	X			A	X		
Food and Beverage Retail Sales	A	X			A	X			A	X		
Furniture, Home Furnishings and Equipment					S	MUP						
General Merchandise Stores	A	X			A	X			A	X		
Mail Order and Vending					A	X						
Nursery	S	X			A	X						
Outdoor Retail Sales					S	MUP			S	MUP		

PAS 022 – Tahoe Vista Community Plan - Summary of Use Changes Associated with Implementation of the PCTBAP

Use	Special Area #1 (Tourist Area)				Special Area #2 (Commercial Core)				Special Area #3 (Marina Area)			
	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)		
<i>PCTBAP Uses</i>	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			A	X			S	MUP		
Business Support Services					S	MUP						
Contract Construction Services					S	MUP						
Financial Services					A	X						
Health Care Services					S	MUP						
Personal Services					A	X			S	MUP		
Professional Offices					A	X			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					A	X						
Collection Stations					A	X			A	X		
Cultural Facilities	S	MUP			A	X			A	MUP		
Day Care Centers/Preschools	A	X			A	X			A	X		
Government Offices					S	MUP						

PAS 022 – Tahoe Vista Community Plan - Summary of Use Changes Associated with Implementation of the PCTBAP

Use	Special Area #1 (Tourist Area)				Special Area #2 (Commercial Core)				Special Area #3 (Marina Area)			
	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)		
<i>PCTBAP Uses</i>	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	A	MUP			A	X						
Local Post Offices	A	X			A	X						
Local Public Health and Safety Facilities	S	MUP			A	X			S	MUP		
Membership Organizations												
Publicly Owned Assembly and Entertainment	S	MUP			S	X						
Social Service Organizations					A	X						
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	A	X			A	X			A	X		
Developed Campgrounds	S	CUP										
Beach Recreation	A	X			A	X			A	X		
Boat Launching Facilities	S	CUP			S	CUP			A	X		
Golf Courses												
Group Facilities	S	MUP										
Participant Sports Facilities	S	MUP			S	MUP						
Cross Country Ski Courses	A	X			A	X						
Marinas					S	CUP			A	X		
Outdoor Recreation Concessions	A	X			A	X			A	X		
Recreation Center	S	MUP			S	MUP						

PAS 022 – Tahoe Vista Community Plan - Summary of Use Changes Associated with Implementation of the PCTBAP

Use	Special Area #1 (Tourist Area)				Special Area #2 (Commercial Core)				Special Area #3 (Marina Area)			
	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)		
<i>PCTBAP Uses</i>	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	A	X			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	A	X			A	X			A	X		
Sanitation Salvage Cut	A	X			A	X			A	X		
Thinning	A	X			A	X			A	X		
Tree Farms	A	X			A	X			A	X		
Early Successional Stage Vegetation Management	A	X			A	X			A	X		
Structural and Nonstructural Fish/Wildlife Habitat Management	A	X			A	X			A	X		
Fire Detection and Suppression	A	X			A	X			A	X		
Fuels Treatment/Management	A	X			A	X			A	X		
Insect and Disease Suppression	A	X			A	X			A	X		
Sensitive and Uncommon Plant Management	A	X			A	X			A	X		
Erosion Control	A	X			A	X			A	X		
SEZ Restoration	A	X			A	X			A	X		
Runoff Control	A	X			A	X			A	X		
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

Use	Areas within the PCTBAP Boundary			
	Existing Conditions	Project Conditions		
	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	A	X		
Building Materials and Hardware	A	X		
Eating and Drinking Places	A	X		
Food and Beverage Retail Sales	A	X		
Furniture, Home Furnishings and Equipment	A	X		
General Merchandise Stores	A	X		
Mail Order and Vending	A	X		
Nursery	A	X		
Outdoor Retail Sales	S	MUP		
Service Stations	S	CUP		
Animal Husbandry Services	A	X		
Auto Repair and Service	A	X		
Auto Body Work and Spray Painting	S	MUP		
Broadcasting Studios	A	X		
Business Support Services	A	X		
Contract Construction Services	S	MUP		
Financial Services	A	X		
Health Care Services	A	X		
Laundries and Dry Cleaning Plant	S	MUP		
Personal Services	A	X		
Professional Offices	A	X		
Repair Services	S	MUP		
Sales Lots	A	X		
Secondary Storage	A	X		
SERVICES				
Schools - Business and Vocational	A	X		
LIGHT INDUSTRIAL				
Light Industrial Batch Plants	S	X		
Food and Kindred Products	A	X		
Fuel and Ice Dealers	S	MUP		
Industrial Services	S	MUP		
Printing and Publishing	A	X		
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

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

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.

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).

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

Use	Special Area #1 (Downtown Commercial Area)				Special Area #2 (East Entry Commercial Area)			
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions		
	PAS-029, SA#1	PCTBAP (MU-MTC)			PAS-029, SA#2 (E. Entry)	PCTBAP (MU-MTC)		
<i>PCTBAP Uses</i>	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL								
Single-Family Dwelling ⁶					A		X ⁶	
Secondary Dwelling								
Multiple Family Dwelling	S	MUP			S	MUP		
Multi-Person Dwelling	S	X			S	X		
Nursing and Personal Care								
Employee Housing	S	MUP			S	MUP		
Residential Care	S		X		S			X
TOURIST ACCOMMODATION								
Bed and Breakfast Facilities	A	C			A	C		
Hotel, Motel, and Other Transient Dwelling Units, up to 20 units	A	CUP			A	CUP		
Hotel, Motel, and Other Transient Dwelling Units, greater than 20 units	S/CUP	CUP			S/CUP	CUP		
Timeshare (Hotel/Motel Design)				CUP				CUP
Timeshare (Residential Design)				CUP				CUP
COMMERCIAL								
Retail Sales				A				A
Building Materials and Hardware	S	MUP			S	MUP		
Eating and Drinking Places	A	C			A	C		
Food and Beverage Retail Sales	A	X			A	X		
Furniture, Home Furnishings and Equipment	A	X			A	X		
General Merchandise Stores	A	X			A	X		
Mail Order and Vending	A	X ¹			A	X ¹		
Nursery	A	C			A	C		
Outdoor Retail Sales	S	C			S	C		
Service Stations	S/CUP	X ¹⁰			S/CUP	X ¹⁰		
Amusements and Recreation Services	A	X			A	X		
Privately Owned Assembly and Entertainment				A				A
Outdoor Amusements	S	CUP			S	CUP		
Animal Husbandry Services	A	CUP ¹			A	CUP ¹		
Broadcasting Studios	A	X			A	X		
Business Support Services	A	X			A	X		
Contract Construction Services								
Financial Services	A	X			A	X		
Health Care Services	A	X			A	X		
Laundries and Dry Cleaning Plants								
Personal Services	A	X			A	X		

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

Use	Special Area #1 (Downtown Commercial Area)				Special Area #2 (East Entry Commercial Area)			
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions		
	PAS-029, SA#1	PCTBAP (MU-MTC)			PAS-029, SA#2 (E. Entry)	PCTBAP (MU-MTC)		
<i>PCTBAP Uses</i>	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
Printing and Publishing	A	X			A	X		
Professional Offices				A				A
Professional Services	A	X			A	X		
Repair Services				MUP ⁵				MUP ⁵
Sales Lots	S		X		S		X	
Schools – Business and Vocational	A	X ¹			A	X ¹		
Small Scale Manufacturing	S	MUP ¹			S	MUP ¹		
Vehicle Storage and Parking	S	MUP			S	MUP		
PUBLIC SERVICE								
Religious Assembly	S	MUP ²			S	MUP ²		
Collection Stations	A	X			A	X		
Cultural Facilities	A	X			A	X		
Day Care Centers/Preschools	A	X ¹			A	X		
Government Offices	S	A			S	A		
Hospitals	A	CUP			A	CUP		
Local Assembly and Entertainment	A	X			A	X		
Local Post Offices	A	X			A	X		
Local Public Health and Safety Facilities	A	MUP			A	MUP		
Membership Organizations	A	X ¹			A	X ¹		
Publicly Owned Assembly and Entertainment				A				A
Public Utility Centers								
Regional Public Health and Safety Facilities				CUP				CUP
Schools – College	A	CUP			A	CUP		
Schools – Elementary	A		X		A		X	
Schools – Secondary	A		X		A		X	
Social Service Organizations	A		X		A		X	
Threshold-Related Research Facilities	S		X		S		X	
Transmission and Receiving Facilities ⁶	S	MUP			S	MUP		
Pipelines and Power Transmission	S	CUP ⁷			S	CUP ⁷		
Transit Stations and Terminals	S	CUP ⁸			S	CUP ⁸		
Transportation Routes	S/CUP	CUP			S/CUP	CUP		
RECREATION								
Day Use Areas	A	X			A	X		
Beach Recreation	A		X					
Boat Launching Facilities	A		X					
Golf Courses	S							
Participant Sports Facilities	S	MUP			S	MUP		
Cross Country Ski Courses								

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

Use	Special Area #1 (Downtown Commercial Area)				Special Area #2 (East Entry Commercial Area)			
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions		
	PAS-029, SA#1	PCTBAP (MU-MTC)			PAS-029, SA#2 (E. Entry)	PCTBAP (MU-MTC)		
<i>PCTBAP Uses</i>	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
Marinas	S		X				X	
Outdoor Recreation Concessions	S	MUP			S	MUP		
Recreation Center	A	X			A	X		
Recreational Vehicle Park	S		X		S		X	
Riding and Hiking Trails	A		X					
Rural Sports								
Snowmobile Courses								
Sport Assembly				CUP				CUP
Visitor Information Center	A		X		A		X	
RESOURCE MANAGEMENT								
Reforestation	A	X			A	X		
Sanitation Salvage Cut	A	X			A	X		
Fire Detection and Suppression	A	X			A	X		
Fuels Treatment/Management	A	X			A	X		
Insect and Disease Suppression	A	X			A	X		
Prescribed Fire/Burning Management	A	X			A	X		
Sensitive and Uncommon Plant Management	A	X			A	X		
Erosion Control	A	X			A	X		
SEZ Restoration	A	X			A	X		
Runoff Control	A	X			A	X		

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

Use	Areas within the PCTBAP Boundary			
	Existing Conditions	Project Conditions		
	PAS/CP (TOR - 032)	PCTBAP (MU-TOR)		
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL				
Employee Housing	S	MUP		
Multiple-Family Dwelling	S	MUP		
Multi-Person Dwelling	S	X		
Single-Family Dwelling	A		X ⁶	
TOURIST ACCOMMODATION				
Bed and Breakfast Facilities	A	X		
Hotel, Motel, and Other Transient Dwelling Units	A	CUP		
Time Sharing (Hotel/Motel Design)	S	CUP		
COMMERCIAL				
Retail Sales	A	X		
Eating and Drinking Places	A	X		
Food And Beverage Retail Sales	A	X ²		
General Merchandise Stores	S	MUP		
Outdoor Retail Sales				C
Service Stations	S	CUP ¹⁰		
Amusements and Recreation Services	S	MUP		
Outdoor Amusements	S	CUP		
Broadcasting Studios	A	X		
Business Support Services	A	X		
Financial Services	A	X		
Health Care Services	A	X		
Personal Services	A	X		
Professional Offices	A	X		
Repair Services	S	MUP		
ENTERTAINMENT				
Privately Owned Assembly and Entertainment	S	MUP		
SERVICES				
Schools - Business and Vocational	S	MUP		
WHOLESALE/STORAGE				
Vehicle Storage And Parking	S	MUP		
PUBLIC SERVICE				
Cultural Facilities	S	MUP		
Day Care Centers/Pre-Schools	A	X		
Government Offices and Facilities				A ¹
Local Assembly and Entertainment	A	X ²		
Local Post Office	A	X		
Local Public Health and Safety Facilities	A	MUP		
Membership Organizations				A ^{1,2}

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

Use	Areas within the PCTBAP Boundary			
	Existing Conditions	Project Conditions		
	PAS/CP (TOR - 032)	PCTBAP (MU-TOR)		
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
Publicly Owned Assembly and Entertainment	S	A2		
Public Utility Centers	S		X	
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	CUP ⁸		
Transmission and Receiving Facilities	S	MUP		
Transportation Routes	S	CUP		
RECREATION				
Day Use Areas	A	X		
Outdoor Recreation Concessions	A	X		
Participant Sports Facilities	S	MUP		
Recreation Centers				A ²
Sport Assembly	S	CUP		
Visitor Information Center	S		X	
RESOURCE MANAGEMENT				
Reforestation	A	X		
Sanitation Salvage Cut	A	X		
Thinning	A	X		
Tree Farms	A	X		
Early Successional Stage Vegetation Management	A	X		
Structural and Nonstructural Fish/Wildlife Habitat Management	A	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	X		
SEZ Restoration	A	X		
Runoff Control	A	X		

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

Use	Areas within the PCTBAP Boundary			
	Existing Conditions	Project Conditions		
	PAS/CP (TOR - 155)	PCTBAP: 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	A		
TOURIST ACCOMMODATION				
Bed And Breakfast Facilities	A	X		
Hotel, Motel, and Other Transient Dwelling Units	A	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	X		
Food And Beverage Retail Sales	A	X		
Furniture, Home Furnishings and Equipment	S	MUP		
General Merchandise Stores	A	X		
Mail Order and Vending	A	X		
Nursery	A	X		
Outdoor Retail Sales	A	X		
Service Stations	A	X		
Amusements and Recreation Services	S	CUP		
Outdoor Amusements	S	CUP		
Animal Husbandry Services	S	MUP		
Auto Repair and Service	S	MUP		
Broadcasting Studios	A	X		
Business Support Services	A	X		
Contract Construction Services	S	MUP		
Financial Services	A	X		
Health Care Services	A	X		
Laundries and Dry Cleaning Plant	S	MUP		
Personal Services	A	X		
Professional Offices	A	X		
Repair Services	A	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

Use	Areas within the PCTBAP Boundary			
	Existing Conditions	Project Conditions		
	PAS/CP (TOR - 155)	PCTBAP: Tahoma Village Center		
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
PUBLIC SERVICE				
Cultural Facilities	A	X		
Day Care Centers/Pre-Schools	A	X		
Government Offices and Facilities				
Local Assembly and Entertainment	A	X		
Local Post Office	A	X		
Local Public Health and Safety Facilities	A	X		
Membership Organizations	S	MUP		
Public Utility Centers	S	MUP		
Religious Assembly	A	X		
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	X		
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	X		
Sanitation Salvage Cut	A	X		
Thinning	A	X		
Timber Stand Improvement	A	X		
Tree Farms	A	X		
Early Successional Stage Vegetation Management	A	X		
Structural and Nonstructural Fish/Wildlife Habitat Management	A	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	X		
SEZ Restoration	A	X		
Runoff Control	A	X		

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

Use	Areas within the PCTBAP Boundary			
	Existing Conditions	Project Conditions		
	PAS/CP (TOR - 159)	PCTBAP: Homewood Village 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	A		
Secondary dwelling				C
Summer home				
TOURIST ACCOMMODATION				
Bed and breakfast facilities	A	X		
Hotel, motel, and other transient dwelling units	A	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	X		
Food and beverage retail sales	A	X		
Furniture, home furnishings and equipment	S	MUP		
General merchandise stores	A	X		
Mail order and vending	A	X		
Nursery	A	X		
Outdoor retail sales	S	MUP		
Service stations	A	X		
Amusements and recreation services	S	CUP		
Outdoor amusements	S	CUP		
Animal husbandry services	S	MUP		
Auto repair and service	S	MUP		
Broadcasting studios	A	X		
Business support services	A	X		
Contract construction services	S	MUP		
Financial services	A	X		
Health care services	A	X		
Personal services	A	X		
Professional offices	A	X		
Repair services	A	X		
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

Use	Areas within the PCTBAP Boundary			
	Existing Conditions	Project Conditions		
	PAS/CP (TOR - 159)	PCTBAP: 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				
Airfields, landing strips and heliports (new non-emergency sites prohibited)	S	CUP		
Cultural facilities	A	X		
Day care centers/pre-schools	A	X		
Government offices and facilities	S	MUP		
Local assembly and entertainment	A	X		
Local post office	A	X		
Local Public health and safety facilities	A	X		
Membership organizations	A	X		
Public utility centers	S	MUP		
Religious assembly	A	X		
Schools - kindergarten through secondary	A	X		
Social service organizations	A	X		
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	A	X		
Boat launching facilities	S	CUP		
Campground, developed				
Recreational vehicle parks				
Campground, undeveloped				
Cross country ski courses	S	MUP		
Day use areas	A	A		
Downhill ski facilities	S	CUP		
Golf courses				
Group facilities				
Marinas	A	X		

PAS 159- Homewood Commercial- Summary of Use Changes Associated with Implementation of the PCTBAP				
Use	Areas within the PCTBAP Boundary			
	Existing Conditions	Project Conditions		
	PAS/CP (TOR - 159)	PCTBAP: Homewood Village Center		
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
Off-road vehicle courses				
Outdoor recreation concessions	A	X		
Participant sports facilities	A	X		
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"	X		

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

PAS 169 – Sunnyside – Summary of Use Changes Associated with Implementation of the PCTBAP				
Use	Areas within the PCTBAP Boundary			
	Existing Conditions	Project Conditions		
	PAS/CP (TOR - 169)	PCTBAP: Sunnyside		
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
Religious Assembly	S	MUP		
Social Service Organizations	A	X		
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				
Beach Recreation	A	X		
Boat Launching Facilities	S	CUP		
Cross Country Skiing Facilities	S	MUP		
Day Use Areas	A	X		
Developed Campgrounds	A	X		
Group Facilities	S	MUP		
Marinas	A	X		
Outdoor Recreation Concessions	A	X		
Participant Sports Facilities	S	MUP		
Recreational Vehicle Parks	S	CUP		
Riding and Hiking Trails	S	MUP		
Rural Sports	S	CUP		
Visitor Information Center	S	MUP		
RESOURCE MANAGEMENT				
Reforestation	A	X		
Sanitation Salvage Cut	A	X		
Thinning	A	X		
Timber Stand Improvement	A	X		
Tree Farms	A	X		
Early Successional Stage Vegetation Management	A	X		
Structural and Nonstructural Fish/Wildlife Habitat Management	A	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	X		
SEZ Restoration	A	X		
Runoff Control	A	X		