157

HOMEWOOD/TAHOE SKI BOWL SKI AREA

PLAN DESIGNATION:

Land Use Classification RECREATION

Management Strategy MITIGATION

Special Designation SCENIC RESTORATION AREA

Special Area #1

TDR RECEIVING AREA FOR:

1. Existing Development

DESCRIPTION:

Location: This area encompasses the Homewood and Tahoe Ski Bowl ski areas and is found on TRPA maps C-10, C-11, C-12, and the Homewood Quadrangle.

Existing Uses: This area contains facilities that support downhill skiing. Quail Lake in the planning area supplies water to Chambers Lodge, Moana Beach, and Homewood.

Existing Environment: Most of this area is classified as high hazard. Modifications to the natural environment include ski runs, base facilities at Tahoe Ski Bowl, the Homewood ski area, and a few unimproved roads. Dominant plant species include mature fir, willow, and manzanita.

PLANNING STATEMENT: This area should continue to provide opportunities for downhill skiing within guidelines prepared through ski area master plans and scenic restoration plans.

PLANNING CONSIDERATIONS:

- 1. Water diversions from Quail Lake can dry up the outlet stream during the summer.
- 2. Parking facilities are limited and pose congestion problems in adjoining neighborhoods.
- 3. Base facilities for the Tahoe Ski Bowl South Base of Homewood Ski Area encroach upon a stream environment zone.
- 4. Scenic Resource Evaluation Areas 20 and 21, and Scenic Roadway Unit II are within this Plan Area.

SPECIAL POLICIES:

- 1. A coordinated Homewood Community Plan <u>and/or Ski Area Master Plan</u> should include this Plan Area as well as Plan Area 158 and 159.
- 2. All affected parties should coordinate planning to assess the feasibility and demand for expanded ski facilities.
- 3. The water in Quail Lake should be used to provide minimum instream flows for Quail Creek.
- 4. Multi-use of ski area base facilities is encouraged, especially joint use agreements between the ski areas and local marinas to share parking space.

5.Common management and consolidation of the two ski areas is encouraged.

- 6.5. Upgrading and redevelopment of the Homewood base ski facilities should be encouraged.
- 7.6. New commercial facilities are limited to the base areas of the existing facilities and Special Area 1.
- 8.7. Access for cross country skiing should be improved.
- 9.8. Any new or additional commercial uses shall be permitted only pursuant to an adopted Community Plan and/or Ski Area Master Plan.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

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

Residential Employee housing (S) and single family dwelling

(S).

Tourist Accommodation Bed and breakfast facilities (S), and hotel, motels,

and other transient dwelling units (S).

Commercial Eating and drinking places (S), food and beverage

retail sales (S), general merchandise stores (S),

outdoor retail sales (S), amusements and

recreation services (S), Personal Services (S), and

secondary storage (S).

Public Service Pipelines and power transmission (S), public safety

facilities (S), public utility centers (S), transmission

and receiving facilities (S), transportation routes (S), government offices (S), and transit stations and terminals (S).

Recreation

Cross country skiing courses (S), day use areas (A), outdoor recreation concessions (A), riding and hiking trails (A), skiing facilities (S), <u>Participant Sports Facility (S)</u>, and snowmobile courses (S).

Resource Management

Reforestation (A), regeneration harvest (A), sanitation salvage cut (A), selection cut (A), special cut (A), thinning (A), timber stand improvement (A), tree farms (S), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), farm/ranch accessory structures (S), grazing (S), range pasture management (S), range improvement (S), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), prescribed fire management (A), sensitive plant management (A), uncommon plant community management (A). erosion control (A), runoff control (A), and SEZ restoration (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential Single Family Dwelling	1 unit per parcel
Employee Housing (Multiple family dwellings only)	15 units per acre
Tourist Accommodation	
Bed and Breakfast Facilities	10 units per acre
Hotel, Motel and other Transient Units	20 units per acre

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area, including the Highway 89 corridor, is 55 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located

within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time:

SUMMER DAY USES 0 PAOT WINTER DAY USE 4,0001,100 PAOT OVERNIGHT USES 280 PAOT

OTHER: Five miles hiking trails.

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

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[§] Amended 5/22/02

158

McKINNEY TRACT

PLAN DESIGNATION:

Land Use Classification RESIDENTIAL

Management Strategy MITIGATION

Special Designation SCENIC RESTORATION AREA

Special Area #1

Special Designation TDR RECEIVING AREA FOR:

Existing Development
 Hulti-Residential Units

DESCRIPTION:

Location: The McKinney Tract area is located just south of Homewood and north of McKinney Creek along Highway 89 on the west shore of Lake Tahoe. It can be located on TRPA map C-11.

Existing Uses: The existing use in this area is residential at a density of one single family dwelling per parcel. The South Base of the Homewood Ski Area is located in this Plan Area and is designated as Special Area 1. Most of the shoreline in this area is privately owned, although there is one public beach. The plan area is 70 percent built out.

Existing Environment: The McKinney Tract area is approximately 30 percent SEZ, 65 percent low hazard and perhaps ten percent high hazard. Some seeped soils exist in this area which exhibit a lower land capability than mapped. The unit is 15 percent covered and 22 percent disturbed. The shorezone tolerance district is 7. The area contains high quality, but degraded fish habitats.

<u>PLANNING STATEMENT</u>: This area should remain residential with a density of one single family dwelling per parcel. <u>Special Area #1 should continue to operate as the South Base Area of the Homewood Ski Area and may allow multiple family dwellings.</u>

PLANNING CONSIDERATIONS:

- 1. Some of the area contains seeped soils exist which exhibit characteristics of a lower land capability district than mapped
- Prime fish habitat in Lake Tahoe is tentatively identified for habitat restoration.
- 3. There are problems associated with erosion and SEZ impacts in the vicinity of Tahoe Ski Bowlthe Homewood Ski Area South Base.
- 4. Scenic Roadway Unit 10 and Scenic Shoreline Unit 12 are within this Plan Area. The roadway unit is targeted for restoration as required by the scenic threshold.

SPECIAL POLICIES:

- 1. The Scenic Roadway and Shoreline Unit should be reevaluated for attainment in this area.
- A coordinated Homewood Ski Area Master Plan should include Special Area 1 of this Plan Area as well as Plan Area 157 and Special Area 1 of Plan Area 159.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

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

Residential Single family dwelling (A).

Public Service Local public health and safety facilities (S), transit

stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), public utility centers (S), local post offices (S), and day care centers/pre-schools (S).

Recreation Participant sports facilities (S), day use areas (A), riding

and hiking trails (A), and beach recreation (A).

Resource Management Reforestation (A), sanitation salvage cut (A), special cut

(A), thinning (A), early successional stage vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/ management (A), insect and disease suppression (A), sensitive and uncommon plant management (A), erosion control (A),

SEZ restoration (A), and runoff control (A).

Special Area #1: In addition to the general list, the following uses are permissible:

Residential Multiple family dwelling (S).

Recreation Skiing facilities (A),

Shorezone: Within the specified shorezone tolerance district, the following primary uses may be permitted in the backshore, nearshore, and foreshore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with Chapter 18. The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

Tolerance District 7

Primary UsesBeach recreation (A), safety and navigational devices

(A), and salvage operation (A).

Accessory Structures

Buoys (A), piers (A), fences (S), boat ramps (S), breakwaters or jetties (S), floating docks and platforms (A), shoreline protective structures (S), and water intake lines (S).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwelling (Special Area #1 only)	15 units per acre

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL:. The maximum community noise equivalent level for this Plan Area, including the Highway 89 corridor, is 55 CNEL.

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

SUMMER DAY USES 0 PAOT WINTER DAY USES 0 PAOT OVERNIGHT USES 0 PAOT

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

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[§] Amended 5/22/02

159

HOMEWOOD/COMMERCIAL

PLAN DESIGNATION:

Land Use Classification TOURIST

Management Strategy REDIRECTION

Special Designation PRELIMINARY COMMUNITY PLAN AREA

TDR RECEIVING AREA FOR:

1. Existing Development

SCENIC RESTORATION AREA

Special Area #1

Special Designation TDR RECEIVING AREA FOR:

21. Multi-Residential Units

DESCRIPTION:

Location: This area is located along Highway 89 between Obexer's Marina and Homewood Ski Area and is located on TRPA map C-11.

Existing Uses: The area is a mixture of small commercial services, two marinas, a sea plane base, motel facilities, and some residential use. The area is 90 percent built out. The North Base of the Homewood Ski Area is located in this Plan Area and is designated as Special Area 1.

Existing Environment: The area is 70 percent low hazard, 10 percent high hazard and 10 percent SEZ. The shorezone is tolerance district 7. The land coverage and disturbance is high.

PLANNING STATEMENT: This area should continue to be a tourist commercial area. However, there is a need for rehabilitation while maintaining the scale and character of the west shore-.

PLANNING CONSIDERATIONS:

- 1. The prime fish habitat in Lake Tahoe is tentatively identified for habitat restoration.
- 2. Scenic Roadway Unit 11 and Scenic Shoreline Unit 12 are within this Plan Area, and the roadway unit is targeted for restoration as required by the scenic threshold.
- 3. Ownership of a narrow littoral strip is unknown.
- 4. Facilities at Obexer's marina are in poor condition.

- 5. There are no runoff containment facilities at the marinas, and the sea plane base parking facilities are inadequate.
- 6. The Homewood Ski Area is adjacent to this Plan Area.

SPECIAL POLICIES:

- Community planning for development of this area should include consideration of the adjoining ski areas in PAS 157. A coordinated Homewood Community Plan and/or Ski Area Master Plan should include Special Area 1 of this Plan Area as well as Plan Area 157 and Special Area 1 of Plan Area 158.
- 2.The Community Plan or the Homewood Marina Master Plan should consider the sea plane base and establish a noise corridor for the sea plane base.
- 3.2. This area should be considered for a major water borne transit stop.
- 4.3. The marina facilities should be expanded and upgraded to accommodate increasing boating needs.
- 5.4. Tourism and recreation compatible with the west shore scale of development should be encouraged in this Plan Area.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

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

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

Tourist Accommodation Bed and breakfast facilities (A), hotel, motels, and

other transient dwelling units (A), timeshare (hotel/motel design) (S), and timeshare (residential

design) (S).

CommercialAuto, mobile home and vehicle dealers (S), building materials and hardware (S), eating and drinking

places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (S), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S), service stations (A), amusements and recreation services (S), outdoor amusements (S), animal husbandry services (S), auto repair and service (S), broadcasting studios (A), business support services (A), contract construction services (S), financial services (A), health care services (A), repair services services (A), professional offices (A), repair services

(A), secondary storage (S), small scale

manufacturing (S), vehicle storage and parking (S),

and warehousing (S).

Public Service

Airfields, landing strips, and heliports (new non-emergency, sites prohibited) (S), churches (A), cultural facilities (A), day care centers/pre-schools (A), government offices (S), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (A), public utility centers (S), schools – kindergarten through secondary (A), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S).

Recreation

Day use areas (A), recreation center (S), participant sports facilities (A), beach recreation (A), boat launching facilities (S), cross country skiing courses (S), outdoor recreation concessions (A), marinas (A), riding and hiking trails (S), skiing facilities (S), snow mobile courses (S), and visitor information center (S).

Resource Management

Reforestation (A), sanitation salvage cut (A), thinning (A), timber stand improvement (A), tree farms (A), early successional stage vegetation management (A), A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), and SEZ restoration (A).

Special Area #1: In addition to the general list, the following uses are permissible:

 Residential
 Multiple family dwelling (S),

 Commercial
 Privately Owned Assembly and Entertainment (S),

Shorezone: Within the specified shorezone tolerance district, the following primary uses may be permitted in the backshore, nearshore, and foreshore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with Chapter 18. The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

Tolerance District 7

Primary Uses

Water oriented outdoor recreation concessions (A), beach recreation (A), waterborne transit (A), boat launching facilities (S), tour boat operations (A), safety and navigation devices (A), marinas (S), sea plane operations (S) and salvage operations (S).

Accessory Structures

Buoys (A), piers (A), fences (S), boat ramps (S), breakwaters or jetties (S), floating docks and platforms (A), shoreline protective structures (S,), and water intake lines (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY and Chapter 54 SHOREZONE DEVELOPMENT STANDARDS, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwelling (Special Area #1 only)	8-15 units per acre
Employee Housing	8-15 units per acre
Tourist Accommodation	
Bed and Breakfast	10 units per acre
Hotel, Motel, and other Transient Units - with less than 10% of units with kitchens - with 10% or more units with kitchens	20 units per acre 15 units per acre
Timeshare	As per the limitations set forth in this table

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL:. The maximum community noise equivalent level for this Plan Area is 60 CNEL. The maximum community noise equivalent level for the Highway 89 corridor is 60 CNEL.

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

SUMMER DAY USES O PAOT WINTER DAY USES O PAOT OVERNIGHT USES O PAOT

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

[§] Amended 05/22/02