

# 094 GLENWOOD

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## **PLAN DESIGNATION:**

<b>Land Use Classification</b>	RESIDENTIAL
<b>Management Strategy</b>	MITIGATION
<b>Special Designation</b>	NONE

## **DESCRIPTION:**

**Location:** This area is located near Pioneer Trail between Glenwood and Blackwood Avenues and is located on TRPA maps H-17, H-18, G-17, and G-18.

**Existing Uses:** This residential area includes newer single family dwellings (both subdivisions and mobile home parks). The area is 65 percent built out.

**Existing Environment:** The lands are classified as 25 percent high hazard, 30 percent SEZ, 15 percent moderate hazard and 30 percent low hazard. The land coverage is 20 percent with an additional 25 percent disturbed.

**PLANNING STATEMENT:** This area should continue to be residential, maintaining the existing character of the neighborhood.

## **PLANNING CONSIDERATIONS:**

1. The SEZ has been altered by the development of single family housing.
2. A conflict exists between the need to make improvements to Pioneer Trail because of increasing traffic and the existing residential character of the area.
3. The future status of a Caltrans right-of-way through this area is uncertain.
4. Drainage problems exist in the area.

**SPECIAL POLICIES:** No special policies.

1. Pioneer Trail improvements must be compatible with the neighborhood.
2. Senior citizen housing should be encouraged in this 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 (except as noted in Special Area #1):

<b>Residential</b>	Single family dwelling (A).
<b>Commercial</b>	Schools - pre-schools (S).
<b>Public Service</b>	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), public utility centers (S), churches (S), and local post offices (S).
<b>Recreation</b>	Participant sports facilities (S), day use areas (A), and riding and hiking trails (A).
<b>Resource Management</b>	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:** The following list of permissible uses is applicable in Special Area #1. All the uses listed on the General List plus the following additions:

<b>Residential</b>	Mobile home dwellings (A).
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**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.

<b>USE</b>	<b>MAXIMUM DENSITY</b>
<b>Residential</b>	
Single Family Dwelling	1 unit per parcel
Mobile Home Dwellings	8 units per acre

**RESIDENTIAL BONUS UNITS:** Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Plan Area is 0 units.

**MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL:** The maximum community noise equivalent level for this Plan Area is 50 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**

**IMPROVEMENT PROGRAMS:** The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-1 through 18 of Volume I of the 208 Water Quality Plan.
2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.
3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)

