

# 105 SIERRA TRACT

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## **PLAN DESIGNATION:**

<b>Land Use Classification</b>	RESIDENTIAL
<b>Management Strategy</b>	REDIRECTION
<b>Special Designation</b>	TDR RECEIVING AREA FOR: <ol style="list-style-type: none"><li>1. Existing Development</li><li>2. Multi-Residential Units</li></ol> PREFERRED AFFORDABLE HOUSING AREA MULTI-RESIDENTIAL INCENTIVE PROGRAM

## **DESCRIPTION:**

**Location:** This area is located south of Highway 50 between the Truckee River and Trout Creek and is located on TRPA map G-18.

**Existing Uses:** This area is a mixture of apartments and single family dwellings.

**Existing Environment:** The area is classified as 15 percent SEZ and 85 percent low hazard. The land coverage is 40 percent plus an additional 25 percent disturbed.

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

## **PLANNING CONSIDERATIONS:**

1. This area has flooding and SEZ encroachment problems.
2. This area is in need of additional fire hydrants and water system improvements.

## **SPECIAL POLICIES:**

1. New multi-family dwelling units including affordable housing should be limited to lots located within two blocks of Plan Area 103 and those fronting Sierra Boulevard (Special Area #1).
2. Stream restoration should be encouraged in this area in conjunction with the improvement of existing drainage problems.
3. Improvement of multiple housing units and protection of open space should be encouraged.

4. The TRPA and the City of South Lake Tahoe Redevelopment Agency will evaluate all or portions of this Plan Area for a Special Designation as Eligible for Redevelopment Plans after substantial progress has been made toward implementation of the redevelopment plan in PAS 089, 091, and 092.

**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>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 day care centers/pre-schools (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>	Multiple family 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.

USE	MAXIMUM DENSITY
<b>Residential</b>	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwellings	12 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 180 units.

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

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

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

**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.)

