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BONANZA

PLAN DESIGNATION:

Land Use Classification	RESIDENTIAL
Management Strategy	MITIGATION
Special Designation	SCENIC RESTORATION AREA TDR RECEIVING AREA FOR: 1. Multi-Residential Units MULTI-RESIDENTIAL INCENTIVE PROGRAM (Special Area #1 Only)

DESCRIPTION:

Location: This 192 acre Plan Area is located adjacent to the South Tahoe "Y" and is located on TRPA maps F-19 and G-19.

Existing Uses: This Plan Area contains primarily residential uses including single family residences, apartments and a large trailer park. There is also some commercial use. The area is 80 percent built out.

Existing Environment: This area is covered with a mixed-age stand of pine trees and varying understory vegetation. There is one large SEZ which traverses the area and which includes 76 undeveloped residential lots. The area is 40 percent SEZ, 55 percent low hazard, and five percent moderate or high hazard. The land coverage is 30 percent plus an additional 30 percent disturbed.

PLANNING STATEMENT: This Plan Area should continue to develop as a residential area, maintaining the existing character of the neighborhood.

PLANNING CONSIDERATIONS:

1. The large SEZ in this area may represent a constraint on additional development depending on the extent of modification.
2. The SEZ drainage is extensively disturbed.
3. Periodic flooding occurs in the SEZ drainage area.
4. There is a significant lack of adequate drainage improvements on existing developed properties and roads.
5. The Highway 50 corridor in this Plan Area is in need of restoration. The Agency, in coordination with Caltrans, should develop a mutually-acceptable restoration plan to be implemented by Caltrans.

SPECIAL POLICIES:

1. The upper Bonanza area is characterized by high erosion. A revegetation program in this area would help reduce the problem
2. Special Area # 1, bisected by Highway 50/89, is a transitional area of mixed uses. The entire area within this special area should be limited to uses compatible with scenic restoration, the intensity of Highway 50/89 and the background residential areas.

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 a special areas #1, #2 and #3).

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), churches (S), and day care centers/pre-schools (S).
Recreation	Participant sports facilities (S), day use areas (A), and riding and hiking trails (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: The following list of permissible uses is applicable to Special Area #1.

All the uses listed on the General List plus the following additions:

Residential	Nursing and personal care(A), mobile home dwelling (S), residential care (A), and multiple family dwellings (A),
Tourist Accommodation	Bed and breakfast facilities (S) and hotel, motels and other transient dwellings (S).
Commercial	Nursery (S), professional offices (S), and schools - business and vocational (S).
Public Services	Cultural facilities (S), government offices (S), social service organizations (S), membership organizations (S), publicly owned assembly and entertainment

facilities (S), local assembly and entertainment (S), and day care centers/pre-schools (S).

Special Area #2: The following list of permissible uses is applicable to Special Area #2.

All the uses listed on the General List plus the following additions:

- Residential** Multiple family dwellings (S) and mobile home dwellings (A).
- Tourist Accommodation** Bed and breakfast facilities (S).

Special Area #3: The following list of permissible uses is applicable to Special Area #3.

All the uses listed on the General List plus the following addition:

- Residential** Multiple-family dwellings (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
Multiple Family Dwellings	10 units per acre
• Special Area #1 & #2	15 units per acre
• Special Area #3	8 units per acre
Nursing and Personal Care	25 persons per acre
Residential Care	25 persons per acre
Mobile Home Dwellings	8 units per acre
Tourist Accommodation	
Bed and Breakfast Facilities	10 units per acre
Hotel, Motel and Other Transient Dwellings	40 units per acre

RESIDENTIAL BONUS UNITS: Pursuant to Chapter 35, the maximum number of residential bonus units for Special Area #1 which may be permitted for this Plan Area is 50 units.

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 50 CNEL. The maximum community noise equivalent level for the Highway 50 corridor is 65 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 Volume IV of the Water Management 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 Volume III of the Water Quality Management Plan
4. The scenic restoration and landscaping improvements indicated in the Scenic Quality Implementation Program for the Highway 50 and 89 corridors.