

# Friends of the West Shore

www.FriendsWestShore.org  
P.O. Box 552, Homewood, CA 96141



## **COMMUNITY VISION STATEMENT**

*Friends of the West Shore* has developed the attached community vision for the West Shore of Lake Tahoe, reflecting values, ideas, and input of participating area residents in five topic areas:

**Land Use Development**  
**Conservation of Natural Resources**  
**Recreation and Public Access**  
**Transportation and Public Safety**  
**Social Cohesion**

### ***How was the Community Vision statement developed?***

The vision was crafted incrementally by participants in a series of monthly West Shore community meetings held from May 2009 through September 2009. Draft results were shared with the 250 subscribers of the *Friends'* newsletter, and input was accepted by e-mail as well as at the meetings. The Community Vision concepts were also presented at multiple homeowner association meetings attended by board members of Friends.

### ***What is a Community Vision statement?***

The vision statement is a tool to highlight residents' desires for the area. Here's the context: The original goal of Friends was to work with TRPA and county staffs to develop a "community plan" – a detailed set of goals and criteria for Homewood and Tahoma. Several other regions of the lake have community plans, including Carnelian Bay and Tahoe City. However, TRPA advised the officers of Friends that work on a community plan must wait until the TRPA regional plan is completed. Nevertheless, major changes are being planned on the West Shore, so we moved forward with the community vision as our alternate strategy. This will give participating West Shore residents voice to the values and desires for their communities.

### ***Why is the Community Vision important?***

From the remarks of residents at our community meetings, it is clear that the West Shore community cares passionately about our area of the lake and its special assets. The community vision statement represents our community's chance to raise its profile and declare values and priorities for generations to come. It will be communicated to TRPA to inform the emerging TRPA Regional Plan.

### ***What is the relationship of this West Shore Community Vision to regional plans?***

It is notable that a many of the points in this West Shore vision statement are echoed in the work products of TRPA's Regional Vision Summary: Pathways & Forum 2007. This observation validates the work of the participating West Shore citizens, confirming the consistency of our views with many of those adopted in these larger-scale regional planning and visionary efforts. The presentation that follows highlights the relationships between the Community Vision of Friends and the Regional Vision.

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### Land Use Development

*Friends* envisions preserving and enhancing the character, scale, compatibility and historic significance of the rural quality of life present on the West Shore.

<b>Our Community Vision</b>	<b>Regional Vision Summary: Pathways &amp; Forum 2007</b>
Envisions rural/small town atmosphere – do not want an urbanization of the West Shore.	<i>Rural and community settings should be planned as part of a broader travel experience in the entire Basin...and announcing the civic presence of community.</i>
Redevelopment and enhancement of existing 'town areas' to revitalize town centers and communities.	<i>Development should minimize the ecological footprint of residents and visitors while maximizing their quality of life.</i>
Guiding Land-Use principle: small 'town centers', no sprawl.	<i>Investment and revitalization of existing centers should be a priority.</i>
Maintain existing urban growth boundaries: no new development on un-entitled vacant lands and promote "redevelopment" within the residential, commercial and tourist accommodation boundaries.	<i>Implement strategies promoting redevelopment in urban core areas for air and water quality improvements.  Increase incentives for compact, efficient development.</i>
Development – size, scale, density and heights should be controlled.  Redevelopment of local communities within the urban growth boundaries should reflect the historical character, culture, and natural systems.	<i>The build environment should be compatible in scale and design with the natural landscape of Lake Tahoe.  The build environment should reflect the character, culture, and natural systems of local communities.</i>
Promote Gateways of transportation connectivity.	<i>Highways in the Basin's communities should be planned and designed to support local community character objectives.  Developed and natural gateways to the Lake Tahoe Basin should be enhanced.</i>
Tourist Accommodation Units (TAU): the transfer should be "like to like." One bedroom, one bath yields one bedroom, one bath that is no larger than the units they replace, and maintaining similar water usage per unit.	
Tourist units should be available across all social- economic levels, including boutique hotels with smaller family-style units, as well as camping opportunities.	<i>A diverse economy should be fostered that is in harmony and complementary to the unique natural environment of the basin.</i>

<p>Scenic views – on and off shore – enhance lake, mountain and forest views from highways and trails and restrict vertical development visible from the Lake view.</p> <p>Protect and restore the lake, mountain and forest views of existing residents.</p>	<p><i>The natural scenery of the Lake Tahoe Basin should be protected, restored, and visually accessible.</i></p>
<p>The natural landscape of Lake Tahoe should be maintained and it should be compatible with the scale and design of the built environment and any new development.</p>	<p><i>The Land Use elements intend to establish land use goals and policies that will ensure the desired equilibrium and attain and maintain the Environmental Thresholds within a specific time schedule.</i></p>
<p>Daylight and starry nights are a basic value of life at Lake Tahoe and must be preserved.</p>	
<p>Develop a business support system to help small businesses succeed.</p> <p>Develop a business model that is viable on the West Shore during the winter and shoulder seasons when there is a reduction in visitors.</p>	<p><i>Local, small business opportunities and economic incentives should be implemented to keep the Basin economy diverse.</i></p>
<p>Encourage policies that promote opportunities for employees to live near their place of employment.</p>	<p><i>New mixed-use and residential development should be sustainable. The development should be within walking distance of transit.</i></p>
<p>Develop Community Centers for weekly meeting forums.</p>	<p><i>Investment should result in the creation of places for gathering in communities.</i></p>
<p>Encourage policies within reason that promote use of alternative energies and water treatments.</p>	<p><i>New investment should safeguard and improve water quality by planning at a broader, area wide scale.</i></p>
<p>Adopt policies to reduce greenhouse gas emissions, and promote “Green Building” standards and design programs.</p>	<p><i>Investment should include clean industries utilizing green technology compatible with the Basin’s environment. Any new development in the Basin should fit within the context of the appropriate area and should be required to be “green” certified.</i></p>
<p>West Shore residents have a concern on the cumulative impact of various developments on the quality of life on the West Shore and would generally want this issue to be addressed.</p> <p>To maintain the rural lifestyle, any project approvals should take into consideration the entire West Shore impact of traffic polluting influences and impact on infrastructure.</p>	

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### Conservation of Natural Resources

*Friends* envisions a West Shore with natural resources protected and restored, and TRPA's 1982 environmental thresholds attained.

<b>Our Community Vision</b>	<b>Regional Vision Summary: Pathways &amp; Forum 2007</b>
Air, water, wildlife, fisheries and prime spawning habitat need to be preserved and enhanced.	<p><i>Wildlife and fisheries habitat should be maintained.</i></p> <p><i>Air Quality should be maintained at healthy levels while protecting the Basin's scenic qualities.</i></p>
Support and enforce current thresholds of the TRPA Environmental Improvement Program.	<p><i>Coordination among local, state, and federal governments with a stake in Lake Tahoe should occur at all levels.</i></p>
Economic resources should be directed to attaining Water Quality thresholds with strict observance of TMDL loading limits.	<p><i>There should be a sufficient reduction in loading of fine particulate, nitrogen, and phosphorus to Lake Tahoe to restore clarity.</i></p>
Minimize disturbance of pristine land, trees and other vegetation.	<p><i>The natural scenery of the Lake Tahoe Basin should be protected, restored, and visually accessible</i></p>
Provide connectivity of open space to maintain wildlife corridors	<p><i>Protection of the species and habitat rather than species alone. To move toward an ecosystem approach that manages both the connectivity of streams and wetlands with terrestrial communities.</i></p>
Reduce noise levels, other than from one-time events. Establish non-disturbance zones for specific species such as Northern Goshawk. Limit development into established wildlife areas.	<p><i>Noise levels should be controlled to protect wildlife as well as human enjoyment of the natural serenity of the area</i></p>

<p>Restore creeks and stream environment zones (SEZ) through erosion-control efforts to benefit spawning fish habitat and promote Lake clarity. Beneficial uses must be maintained in the same hydrologic watersheds.</p>	<p><i>Watersheds should be restored to achieve natural functioning of streams, marshes, and riparian areas.</i></p> <p><i>Forest restoration efforts should use management techniques that reduce erosion and protect natural levels of nutrients supporting plants and animal habitats.</i></p>
<p>Promote forest health and defensible space to protect human life from catastrophic events and preserve precious ecosystems and wildlife.</p>	<p><i>Elevated forest fuels should be reduced to levels that protect human life and permit the re-establishment of sustainable ecosystems.</i></p> <p><i>Forest composition and structure should be restored to natural conditions so forests retain a low probability of spreading a catastrophic wildfire.</i></p>
<p>No new development on open space outside of the Urban Growth Boundary and within the Urban Growth Boundary no development shall occur within wetlands or stream environmental zones.</p>	<p><i>Impacts to soil resources in urban settings should be minimized.</i></p> <p><i>The built environment should reflect the character, culture, and natural systems of local communities.</i></p> <p><i>Regional agencies, and local jurisdictions, and private sector should invest in the restoration of Lake Tahoe watersheds, meadows, and forests.</i></p>
<p>Soil conservation shall increase incentives to reduce coverage of new developments within the Urban Growth Boundary.</p>	<p><i>Development within sensitive lands should be identified and removed to appropriate locations through targeted incentives.</i></p>
<p>Preserve our historic and cultural areas to include: the Noonchester Mines, Sulfur Springs, Washoe settlements, Olympic Ski trail, historic homes and other sites built all along the West Shore.</p>	<p><i>Cultural and historical areas should be protected as integral parts of the Tahoe environment.</i></p>

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## COMMUNITY VISION STATEMENT

### Recreation and Public Access

*Friends envisions broad public awareness and easy access to the rich public amenities and recreational facilities of the West Shore.*

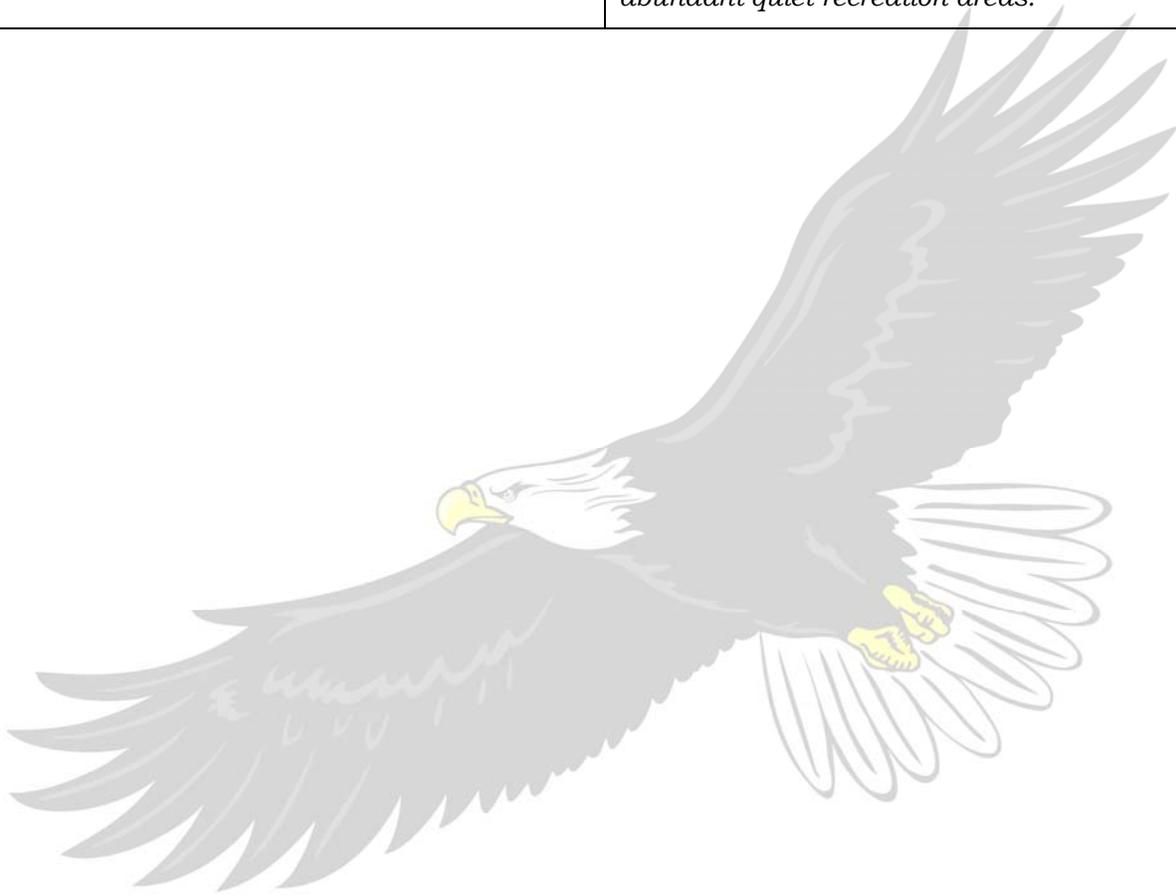
<b>Our Community Vision</b>	<b>Regional Vision Summary: Pathways &amp; Forum 2007</b>
Shoreline areas should be open and accessible to the public within each of the West Shore communities.	<i>Access to public lands and waterways should be improved and/or increased for both residents and visitors.  Investment should provide community access to Lake Tahoe and other public spaces.</i>
Complete the bicycle trail on the West Shore.	
Improve signage for bicycle/pedestrian path highway crossings within each of the West Shore communities.	<i>Highways in the Basin's communities should be planned and designed to support local community character objectives.</i>
Improve highway signage designating public access areas, including recreation facilities, parks, community centers, and beaches.	<i>Highways should be designed as mixed-mode "main streets" in communities providing walkable and transit-friendly facilities.</i>
Public areas, including beaches, should have access to public restrooms.	<i>Public recreational properties should provide a variety of ways to access the Basin's nationally significant recreational areas.</i>
Picnic areas, hiking trails and beaches should be preserved and expanded with clear signage on the highway.	<i>Recreational areas without capacity problems should be promoted for use by residents and visitors.  Highways in the Basin's communities should be planned and designed to support local community character objectives.</i>
Cultural, historic and natural artifacts should be protected and preserved.	<i>Cultural and historical areas should be protected as integral parts of the Tahoe environment. Historic, artistic and cultural opportunities should be enhanced wherever possible in community planning efforts.</i>
Preserve parks, restore forests and keep them open to the public.	<i>The natural scenery of the Lake Tahoe Basin should be protected, restored and visually accessible</i>

The development of a West Shore ski resort and village-should be managed to preserve the serenity of the community, compatibility with the neighborhood considering size and visual impact, and provide quiet recreation areas

*High quality recreation are available that emphasize the seasons and the natural features that make the region special. Public land visitation is managed to protect both the recreational experience and the environment.*

*Any new development in the Basin should fit within the context of the appropriate area and should be required to be "green" certified.*

*Single event and community noise levels should be managed to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.*



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## COMMUNITY VISION STATEMENT

### Transportation and Public Safety

*Friends* envisions reducing the impact from private automobile traffic and parking as well as developing practical and sustainable transportation alternatives.

Our Community Vision	Regional Vision Summary: Pathways & Forum 2007
<p>Promote public transportation available from both North (Tahoe City) Y to the South Y via highway 89 West Shore, especially during peak tourist seasons.</p> <p>Provide tour bus around the Lake in July and August with get on and off privileges at various points</p>	<p><i>Sustainable alternatives to the private automobile should be enhanced to improve the mobility, environmental and economic health of the Tahoe Basin.</i></p> <p><i>Transportation system investment in the Basin should include “clean-fuel” transit options as well as non-auto connections in the Basin.</i></p> <p><i>Basin transportation plans and projects should improve air quality</i></p>
<p>Provide transportation with inter-connective mobility. Starting from the gateways of Tahoe, multi-modal transportation provides visitors and residents coming into Lake Tahoe via plane, train or car with further mobility that can interconnect to their destinations.</p>	<p><i>Goal: A multi-modal transportation system that promotes viable alternatives for mobility needs, encourages alternative mode use, and decreases dependency on the private automobile. Noted in Regional Plan Update Workshop, October 2008.</i></p>
<p>Provide public transportation to all recreational areas, including beach access, sailing, kayaking, swimming, hiking trails, rock climbing, camping or other recreational opportunities within the Basin.</p>	
<p>Improve traffic management to reduce traffic and encourage use of TART and shuttles.</p> <p>Consider a toll road around the Lake with exempt stickers for local residents as well as docking stations for electric cars.</p>	<p><i>A regional agency should manage the transportation system in the Basin benefiting both residents and visitors.</i></p> <p><i>Basin transportation plans and projects should improve air quality.</i></p>
<p>Develop and designate a bicycle commuter lane on a paved shoulder of both sides of highway 89 for bicycle commuters, separate from existing multi-use/recreational path.</p>	<p><i>Sustainable alternatives to the private automobile should be enhanced to improve the mobility, environmental and economic health of the Basin</i></p>

<p>Develop better alternatives for parking.</p> <ul style="list-style-type: none"> <li>• Suggestion of a West Shore Parking Authority to develop plan with off-street lots and shuttles to reduce driving trips.</li> <li>• Develop parking alternatives for boat trailers during the summer.</li> <li>• Allow and encourage shared-use of a common parking lot by day/night businesses.</li> </ul>	
<p>Develop clean-fueled water transportation, including ferries and water taxis with boat transit hubs to provide a continuous loop around the lake.</p>	<p><i>Transportation system investment in the Basin should include "clean-fuel" transit options as well as non-auto connections in the Basin.</i></p>
<p>For new West Shore developments, consider policies supporting parking at the Tahoe City Y and shuttle service to the development.</p>	
<p>Promote public awareness of public transportation, including shuttle service to/from the Reno Airport to the West Shore.</p>	
<p>Promote fire safety and evacuation plans with consideration of the availability of sheriff personnel.</p>	<p><i>Forest composition and structure should be restored to natural conditions so forests retain a low probability of spreading a catastrophic wildfire</i></p>

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## COMMUNITY VISION STATEMENT

### Social Cohesion: Supporting Community

*Friends* envisions a socially cohesive, barrier-free West Shore community in which the large majority of residents and visitors enjoy use of the available social, recreational, and commercial resources.

<b>Our Community Vision</b>	<b>Regional Vision Summary: Pathways &amp; Forum 2007</b>
Provide commercial development that serves the majority of residents: businesses should be compatible with local character and community needs.	<i>A diverse economy should be fostered that is in harmony and complementary to the unique natural environment of the Basin</i>
Develop a West Shore community newspaper/newsletter to get the word of activities and events to the local West Shore area. (Possible expansion of TCPUD quarterly newsletter).	<i>Cultural facilities, events and education should be included in community planning efforts in the Basin.</i>
Provide community activities – availability of community centers and events, e.g. farmers markets, artists’ trade shows and other activities.	<i>Historic, artistic, and cultural opportunities should be enhanced wherever possible in community planning efforts.</i>
Provide local community forums for social gathering places to enhance the sense of community and to exchange information and educate the community throughout the year.	<i>New community centers and other types of public facilities should be constructed as social activity centers.  Cultural facilities, events and education should be included in community planning efforts in the Basin.</i>
Promote open, un-gated communities.	<i>“Based on mutual respect and the integration of human and natural communities, a balance exists that inspires and motivates residents, businesses, visitors and governments alike to work together”.</i>
New residential housing, whether condos, multi-residential, or single family dwellings, should be compatible with the neighborhoods, where a mixture of socio-economic levels can strengthen the community.	<i>Investment should provide a variety of housing choices that strengthen neighborhoods, contribute to the local economy, and support local businesses</i>