

PROJECT SUMMARY



“The North Tahoe East Plan Area within the North Tahoe Basin is an established gateway to Lake Tahoe, California and Nevada, and an exceptional outdoor recreation destination with a local, friendly charm. The Plan Area consists of close-knit neighborhoods connecting Kings Beach and Brockway. The communities within the Plan Area are culturally diverse and offer an outstanding place to live, work and play. The Plan Area provides a walkable beach community surrounded by a variety of housing types and viable year-round business and commercial opportunities.”

-North Tahoe East Plan Area Team



Members of the public reviewed the visioning options and provided feedback.

Overview

The Kings Beach Community Vision Plan is part of Placer County’s Tahoe Basin Community Plan Update, currently underway. The goal vision plan is to establish a community dialogue focused on critical issues facing Kings Beach and to define a shared vision that will serve as the foundation for how the community should evolve over the next 20-30 years. Over the course of multiple meetings and a three-day work session, participants convened to share their ideas about what makes Kings Beach unique, the existing challenges, and the opportunities that exist to create a diverse and local friendly community centered around recreation.

Sixteen principle ideas addressing sense of place, connectivity and transportation, environmental gains, and economic vitality form the foundation of the plan. These principle ideas are further supported by a series of place-based illustrations to represent the potential that exists for creating a pedestrian oriented, vibrant and sustainable community.



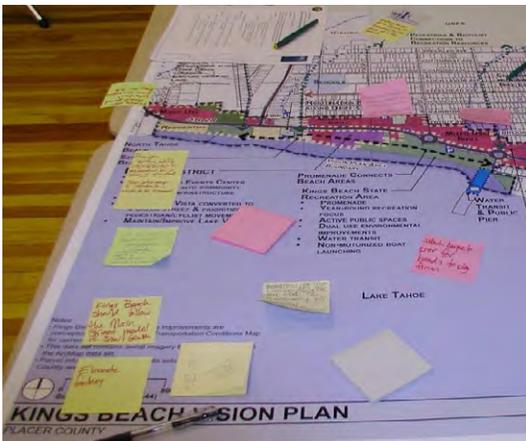
Charrette participants shared ideas for achieving a new vision for Kings Beach.

Sense of Place

Our understanding of a place is established by the collective qualities that make it unique when compared to surrounding areas. Within Kings Beach it is the large public beach, surrounding alpine environment, eclectic architecture, and proximity to Lake Tahoe that are the distinguishing characteristics residents identify with and which attract visitors. Understanding what establishes the sense of place in Kings Beach will allow for future improvements without detracting from the character of the community.

Connectivity and Transportation

Pedestrian access is integral to creating distinctive destinations. Safe, convenient, and attractive streetscapes create opportunities for community interaction and stimulate economic development. In addition, new trail connections to public lands and water-borne transit could transform Kings Beach into a waterfront, recreation hub.



The ideas that were shared have been captured and synthesized in the Kings Beach Vision Plan.

Environmental Gains

Due to its proximity to the lake, developed stream environment zones (SEZs), and deteriorating infrastructure, Kings Beach contributes some of the highest levels of fine sediment loads to Lake Tahoe. Emphasis should be placed on environmental improvements that upgrade the natural and built environment in support of threshold attainment.

Economic Vitality

Updated accommodations, appropriately-scaled infill development, and new public amenities will facilitate the continued revitalization of the commercial core with viable year-round business and commercial opportunities.

Purpose

Placer County currently maintains nine Community and General Plans within the Tahoe Basin, including: the North Tahoe Area General Plan, Kings Beach Commercial Community Plan, Kings Beach Industrial Community Plan, and Stateline Community plan. Most of the County's Community/General Plans within the Basin are joint planning documents, adopted by the County and the Tahoe Regional Planning Agency (TRPA) nearly 20 years ago.

Given the age of the County's Community/General Plan documents, TRPA's recent update of the Regional Plan (RPU), and the overall need for consistency between the Community/General Plans and the RPU, the Placer County Board of Supervisors directed County staff to update the Community/General Plans in the Basin and to launch a public outreach strategy. The intent of the Community Plan update process is to simplify the nine plans into one over-arching Community Plan policy document and prepare separate zoning ordinances and design guidelines for certain areas. The vision plan efforts were conducted to help the planning team visualize their ideas and thoughts for Kings Beach in order to develop the updated Community Plan and guidelines.

Process

In May 2012, the County began meeting with the North Tahoe East Plan Area Team to collect input and gather feedback on the opportunities/constraints and future vision for north Stateline and Kings Beach. The Plan Area Team covered a breadth of topics including suggestions about land use and building heights, community gateways, and connectivity throughout the core and to adjacent open space. These ideas served as the basis for a community dialogue about the desired future for Kings Beach and the immediately surrounding areas.

Building on the work of the Plan Area Team, the County conducted a public meeting to gather initial visioning ideas and followed up with a community design vision work session (June 16-18, 2013). The three day workshop served as an opportunity for residents, business owners, property owners, local land use design professionals, and public agencies to share input on the area's future. The ideas collected were developed into principle statements that serve as a framework for the future Kings Beach vision. Illustrations were also developed to help convey the unique qualities that give the community its sense of place.

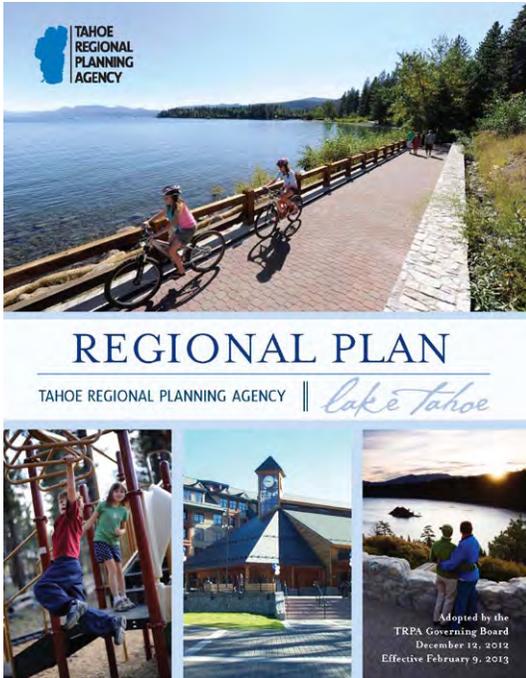
The Kings Beach Vision Plan is not a regulatory plan or a promise of specific improvements. Rather it is a collection of ideas that enables people to envision a different future that reflect the community's desires. The Vision Plan serves as a high level road map the County may use when updating the North Tahoe East Community Plan.



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EXISTING CONDITIONS ANALYSIS





The Regional Plan Update offers local communities greater control over creating policies and development ordinances that will further the goals and policies of the Regional Plan.

Current Planning Context

2012 Regional Plan Update

On February 11, 2013, the Tahoe Regional Planning Agency (TRPA) Governing Board voted to incorporate a package of revisions and recommendations from its Regional Plan Update Committee to amend specific areas of the existing TRPA Goals & Policies and Code of Ordinances. Among the changes in the updated Regional Plan are new policies and implementation strategies that enable communities to direct future development and environmental improvements in ways that are responsive to the unique circumstances of communities.

To better address issues of regional environmental significance, the 2012 Regional Plan Update initiated a Basin-wide transition to a planning and permitting system where all requirements – TRPA, local, state, and federal – are addressed in coordinated area/community plans. Under the new framework, TRPA will increasingly implement the Regional Plan through area/community plan requirements instead of the direct review of most development permits.

TRPA will review and approve area plans for conformance with the Regional Plan and check in at least annually to ensure that development within each area meets the adopted standards. Large-scale projects and permitting in sensitive areas such as Lake Tahoe’s shorezone will continue to fall under direct permitting requirements of TRPA. Area plans will allow other regulatory agencies in the region to implement the Regional Plan policies at a local scale and with greater flexibility. Among the benefits afforded by the new area/community plan process are:

- Accelerated environmental benefits by targeting environmental redevelopment opportunities in “Town Centers” such as Kings Beach;
- Elimination of regulatory barriers to help stimulate the environmental redevelopment of rundown buildings;
- Development of design standards and guidelines that are responsive to the unique circumstances of communities;
- Allowances for a greater concentration of uses and activities to support environmental and economic revitalization;
- Encouragement of walkable, bicycle-friendly community centers with improved and expanded public transit services;
- More flexible policies for managing land coverage and incentives for removing excess coverage;
- Opportunities for improved signage; and
- More flexibility in parking requirements.

For Kings Beach, the area/community plan process provides opportunities to establish specific community design standards, implement area-wide water quality treatment solutions and to restore sensitive lands through incentives that are only available with an approved area/community plan.

Placer County Area Plan/Community Plan Update

Placer County is currently in the process of developing an area/community plan to replace the County’s nine existing community and general plans within the Tahoe Basin. By consolidating the existing plans into one over-arching community plan policy document that conforms with TRPA’s requirements for an Area Plan, the County will be able to provide a more predictable and streamlined local land development and permitting process, as well as ensuring regulatory consistency with TRPA. In addition to the single over-arching Community Plan policy document, the County is preparing four separate zoning ordinances and design guidelines including one for north Stateline and Kings Beach (North Tahoe East Plan Area). These specific provisions will enable local communities to develop context sensitive solutions for addressing the unique circumstances of their communities. When completed and endorsed by the community and Placer County, the updated Community Plan/Area Plan will be reviewed by TRPA for conformity with the Regional Plan.



North Tahoe East Plan Area Team worked together to identify the policies that will direct future development and change in Kings Beach.

Kings Beach Core Improvement Project

Stretching along SR 28, the Commercial Core Improvement Project is a streetscape improvement effort to revitalize the community of Kings Beach. The project will transform the existing four-lane highway into a three-lane multi-modal corridor with bike lanes, sidewalks, intersection improvements, corridor beautification improvements, public parking, public bus shelters, and traffic calming measures. Among the benefits of the project will be the upgrade of obsolete drainage infrastructure and treatment systems to comply with current regulatory agency standards thereby reducing fine sediment runoff to help meet Lake Tahoe Total Maximum Daily Load (TMDL) goals. The project will improve the scenic quality threshold rating by presenting a more coordinated appearance with fewer visual distractions so that viewers will be permitted to enjoy the area’s positive visual qualities.



The Kings Beach Core Improvement Project will establish a new image for the community by replacing deteriorating infrastructure with an upgraded streetscape.

The Kings Beach Vision Plan considered the Core Improvement Project as part of the existing site conditions because the project is slated to undergo construction beginning in the fall of 2013/spring 2014.

Kings Beach Water Quality and SEZ Improvement Project

Most of the urbanized area within Kings Beach was developed without adequate drainage conveyance and storm water treatment facilities. The lack of infrastructure does not provide adequate treatment of runoff, increasing the potential for degradation of water quality in Lake Tahoe. This project is an ongoing effort involving multiple sites in two separate watersheds (Griff Creek and Kings Beach) to improve the quality of stormwater discharging into Lake Tahoe by stabilizing exposed soils, improving the existing drainage system, and treating runoff. In addition, new culverts, in-channel habitat features, and channel restoration improvements are planned for Griff Creek to restore the natural functions of the stream corridor.



The Kings Beach water quality project will address current stormwater quality issues and help improve Lake clarity.



SR 28 is the primary regional route connecting the communities along the north shore of Lake Tahoe.



New types of transportation connections have the opportunity to strengthen King Beach's niche as a recreation hub.



Complementing the services provided at nearby resort areas may help reverse the current trends that have created challenging economic conditions.

Regional Context

Regional Significance

The regional influences and general trends described below are important for understanding the land use patterns, community dynamics and economic conditions evident in Kings Beach today.

Gateway to North Lake Tahoe

Kings Beach is geographically located as one of the major gateways into the Tahoe Basin. Both State Route (SR) 431 and State Route (SR) 267 serve to connect visitors arriving from major metropolitan areas around Reno, NV and the Bay Area in California to Lake Tahoe's north shore.

Transportation

The community of Kings Beach straddles State Route (SR) 28, the primary regional route around the north shore of Lake Tahoe. The highway provides a strong transportation framework that supports the broad mix of housing, retail, and recreation opportunities concentrated within and adjacent to the core. However, the highway also bisects the community from the lake and is impaired by traffic congestion during peak travel periods.

In addition to vehicular traffic, Kings Beach has been a focus of waterborne transportation studies that, if implemented, could link the community to other lake front destinations.

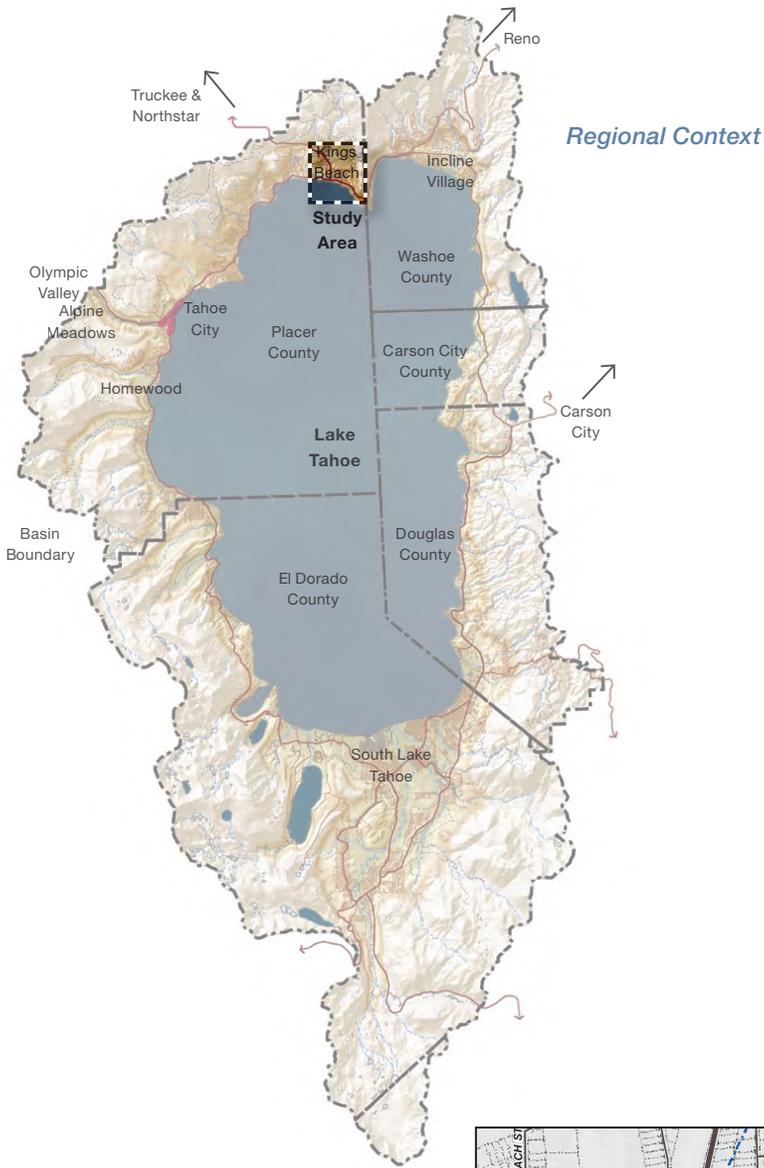
Regional Activity Centers

Recent development in nearby destination resort areas such as Truckee, Northstar, and Squaw Valley have greatly increased the competition among north shore communities to be desirable places to live, work, shop, and recreate. While Kings Beach may choose not to compete in the destination resort marketplace, it does have a significant opportunity to capitalize on the Lake Tahoe experience that none of the other resort destination can offer on such a large scale.

Another advantage for Kings Beach is its proximity to Nevada and particularly the bed base and gaming available in Crystal Bay. Gaming is no longer the primary draw to the region, but it does offer a complementary experience to daytime recreation activities.

Population and Demographic Changes

Recent market analyses indicate that the population of Kings Beach has declined over the last decade, which is consistent with overall trends in the Tahoe Basin. Local economic stability is further exacerbated by the high percentage of residential units with absentee ownership. Together these trends have generally resulted in substandard retail quality that is neither targeted towards the local community nor the higher end tourist.



Study Area



The 'funky' character evident in Kings Beach has been perpetuated by the narrow lotting arrangement.



Properties abutting SR 28 are oriented with maximum consideration given to vehicles and little thought for pedestrians.



The quality and character of Kings Beach is strongly influenced by the public beach at the State Recreation Area.

Existing Study Area Conditions

The visioning process began by developing plans and reviewing background information which provide a snapshot of the relevant issues within the study area. The maps shown on the following pages describe the ownership, land use, environmental influences, and recreation patterns within the study area and the surrounding community. For the purposes of the vision plan, the boundary was established to coincide with TRPA's boundary for the Kings Beach Town Center District.

Ownership

The pattern of ownership within Kings Beach is largely influenced by its early establishment as a campground and seasonal resort. Lot sizes are narrow (25' wide x 125' deep) and are arranged in a grid pattern. The presence of small lots has resulted in an eclectic combination of new and old architectural styles that give Kings Beach its 'funky' appearance. Private parcels within the core area can be characterized as strip development oriented towards the primary flow of traffic along SR 28. While some attempts have been made to consolidate multiple smaller parcels to create larger redevelopment areas, recent economic trends have deterred significant private sector investment.

Flanking the lake side of the Kings Beach commercial core is the Kings Beach State Recreation Area (KBSRA). In 1974 the land was purchased from the estate of Joseph King by the State of California, Department of Parks and Recreation. Additional public land acquisitions on either end of the park by the North Tahoe Public Utility District, California Tahoe Conservancy (CTC), and the California Department of Boating and Waterways have transformed what was once a developed and private beach into the community's greatest public amenity. The seven-acre park currently offers day use activities that emphasize the enjoyment of the natural lakefront area. Other significant public land holdings include North Tahoe Beach (CTC) and Secline Beach (Placer County/CTC). Past planning studies have contemplated additional land assembly necessary to connect these separated public lands to capitalize on the region's most precious asset: the lakeshore.



A 1969 aerial of the existing Kings Beach State Recreation Area shows the buildings and structures now removed for beach access and environmental gains.

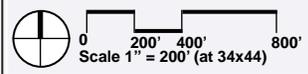


LEGEND

- RIVERS/STREAMS/TRIBUTARIES
- VISION PLAN AREA BOUNDARY
- PLACER COUNTY
- FIRE DISTRICT
- USFS LANDS
- STATE LANDS
(State Parks & California Tahoe Conservancy)
- SCHOOLS
- UTILITIES

Notes:

- Kings Beach Commercial Core improvements are conceptually shown. Refer to Transportation Conditions Map for currently planned linework.
- This data set contains aerial imagery from Bing Maps within the ArcMap data set.
- Parcel information and other data sets provided by Placer County and TRPA.



KINGS BEACH VISION PLAN

PLACER COUNTY

Ownership

June 2013
DESIGNWORKSHOP



Kings Beach's commercial core area includes a mix of uses, including commercial, office, lodging, and residential. Light industrial uses mostly occur along Speckled Avenue. The Regional Plan Update continues the designation of mixed-use for the commercial core.

Land Use

In the Regional Plan Update, the study area is defined as mixed-use. Mixed-use areas are core community areas that have been designated to provide a mix of commercial, public services, light industrial, office, and residential uses to the region or have the potential to provide future commercial, public services, light industrial, office, and residential uses. The purpose of this classification is to concentrate higher intensity land uses for public convenience and enhanced sustainability.



LEGEND

- RIVERS/STREAMS/TRIBUTARIES
- VISION PLAN AREA BOUNDARY
- MIXED USE
- RESIDENTIAL
- CONSERVATION

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Scale 1" = 200' (at 34x44)

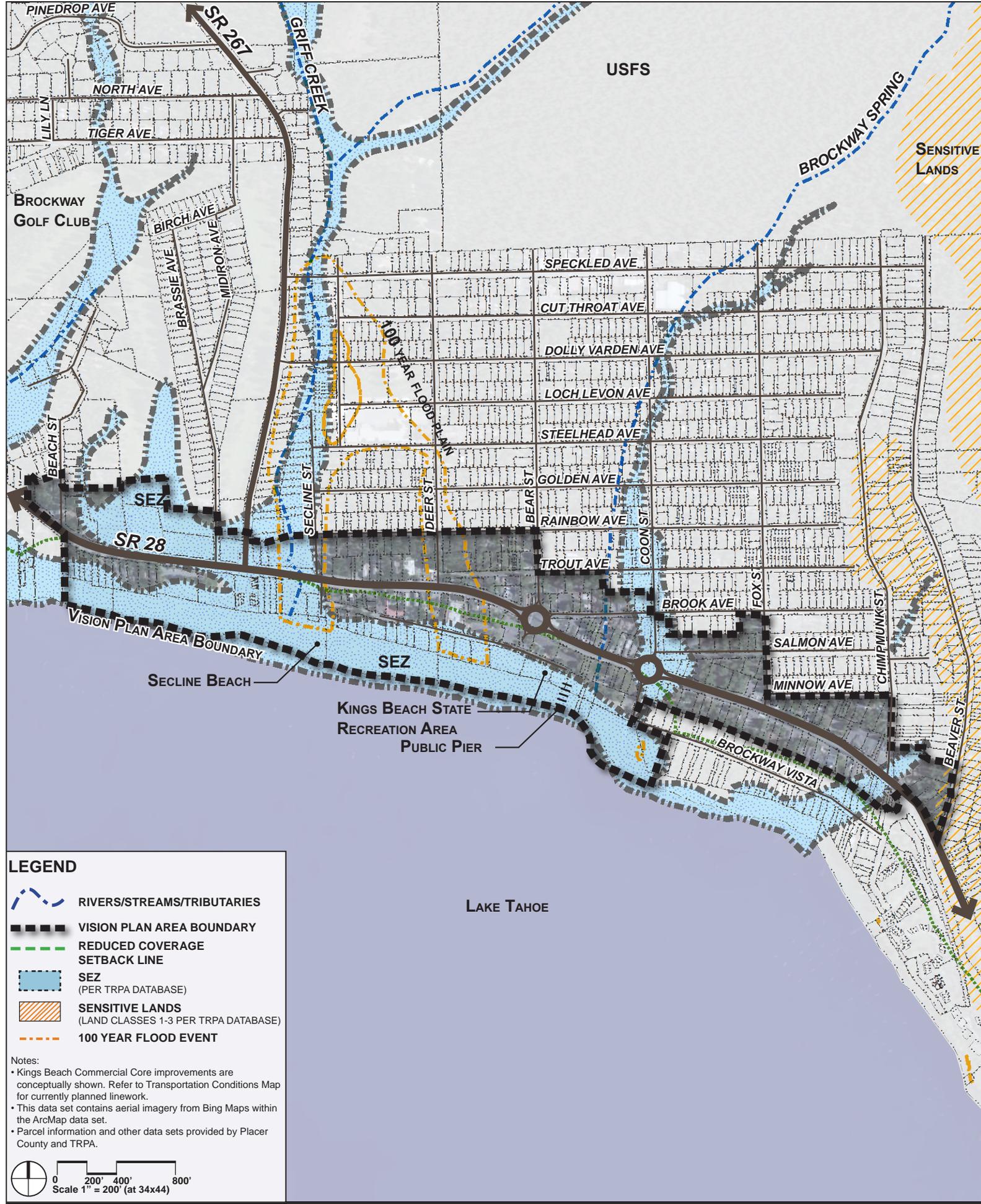


Natural drainages that have been impacted by development patterns present opportunities for restoration and the relocation of development rights.

SEZ and Sensitive Lands

Griff Creek and the ephemeral drainage along Coon Street have been substantially degraded by development. Limitations posed by stream environment zones (SEZ) makes redevelopment of properties within these areas potentially infeasible. However, new policies in the Regional Plan Update incentivize the relocation of development out of SEZs through the transfer of development rights. Receiving parcels in Town Centers are eligible to receive development rights based on the land capability district of the sending parcel and the distance of the sending parcel from Town Centers and from primary transit routes.

Uses located within SEZs may be evaluated for potential relocation to enhance environmental restoration and provide beach access.



LEGEND

- RIVERS/STREAMS/TRIBUTARIES
- VISION PLAN AREA BOUNDARY
- REDUCED COVERAGE SETBACK LINE
- SEZ (PER TRPA DATABASE)
- SENSITIVE LANDS (LAND CLASSES 1-3 PER TRPA DATABASE)
- 100 YEAR FLOOD EVENT

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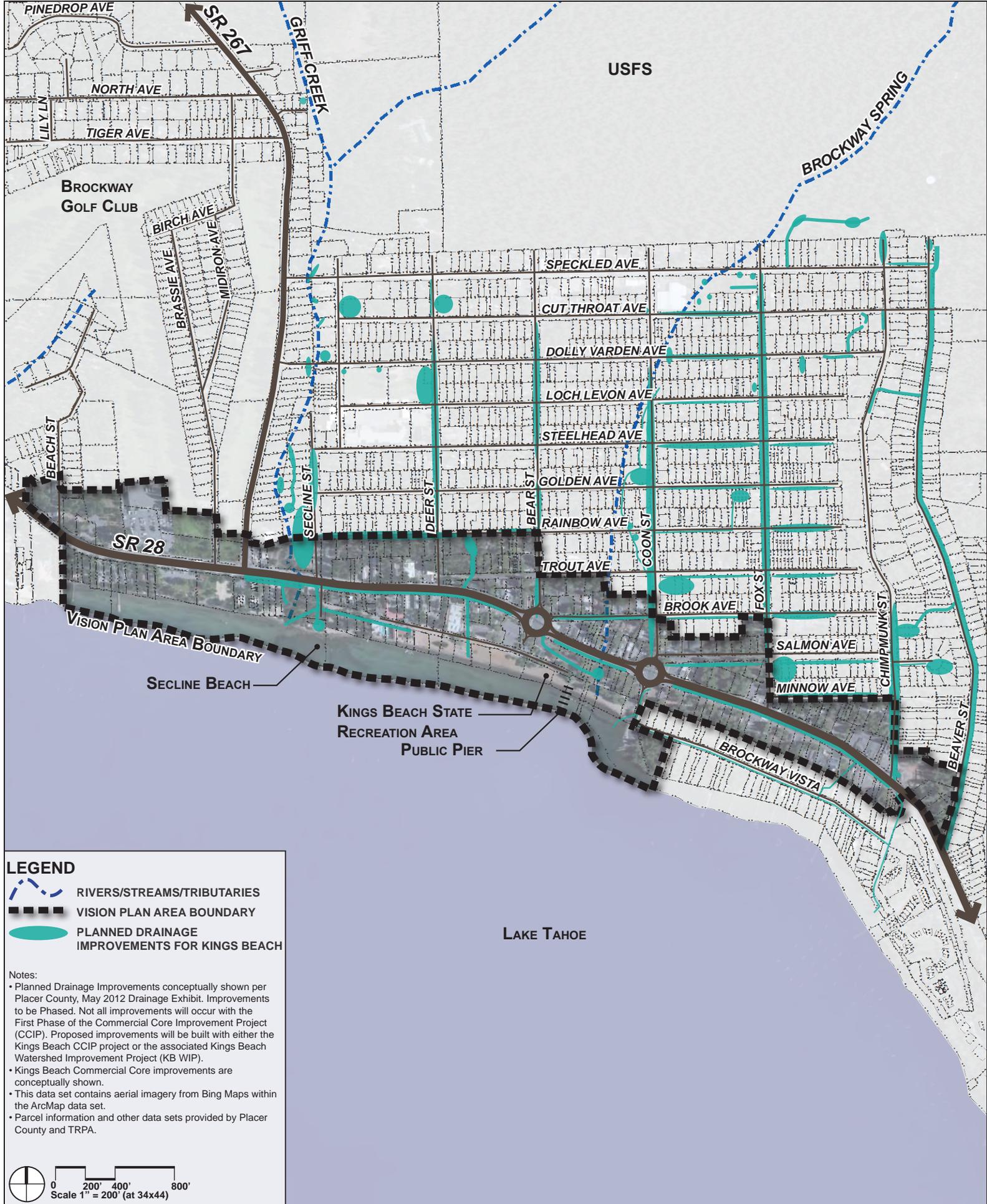


New policies in the TRPA Regional Plan may enable property owners to participate in area-wide water quality management solutions rather than implementing BMPs on an individual parcel basis.

Area-Wide Water Quality Treatment

One of the major obstacles inhibiting redevelopment of existing properties within Kings Beach are the parcel specific water quality discharge and treatment requirements. The TRPA Regional Plan requires that parcels meet specific standards for water runoff from impervious surfaces. To achieve the standards, properties are required to install Best Management Practices (BMPs) to control erosion and manage surface runoff. Analysis provided by TRPA indicates that within the Kings Beach Town Center only 7% and 9% of the tourist and commercial properties, respectively, have BMP Certificates.

The County’s ongoing Kings Beach Water Quality and SEZ Improvement Project phases present a significant opportunity for properties within area/community plans to establish area-wide water quality treatment and funding mechanisms in lieu of certain site-specific BMPs (assuming capital funding for the County’s project and future phases are secured). Following TRPA approval of the County’s area/community plan, property owners may find that connecting to the County owned system provides a feasible alternative to implementing individual parcel BMPs.

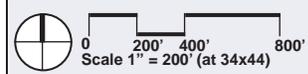


LEGEND

- RIVERS/STREAMS/TRIBUTARIES
- VISION PLAN AREA BOUNDARY
- PLANNED DRAINAGE IMPROVEMENTS FOR KINGS BEACH

Notes:

- Planned Drainage Improvements conceptually shown per Placer County, May 2012 Drainage Exhibit. Improvements to be Phased. Not all improvements will occur with the First Phase of the Commercial Core Improvement Project (CCIP). Proposed improvements will be built with either the Kings Beach CCIP project or the associated Kings Beach Watershed Improvement Project (KB WIP).
- Kings Beach Commercial Core improvements are conceptually shown.
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- Parcel information and other data sets provided by Placer County and TRPA.

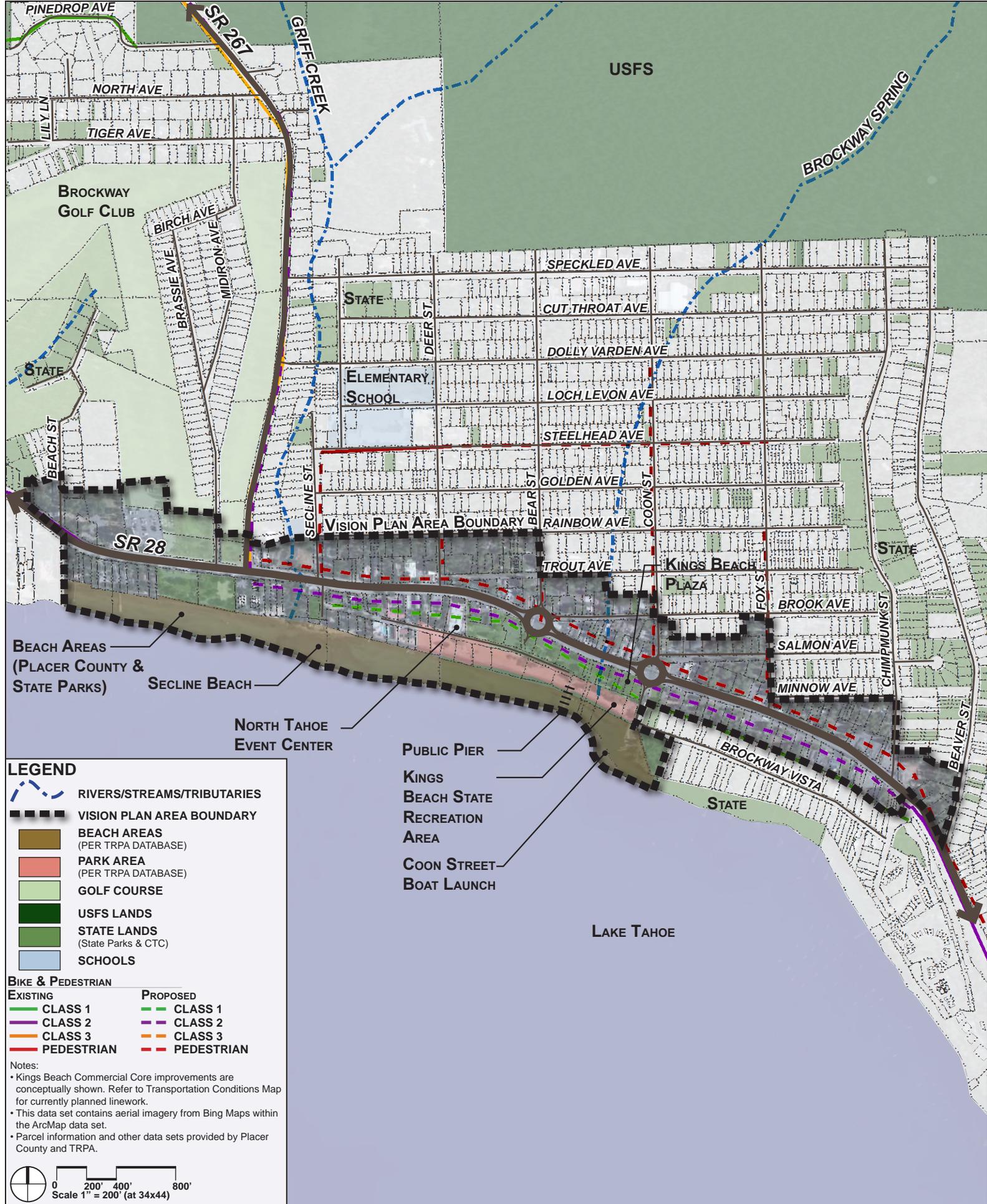




Kings Beach is a recreation gateway to both summer- and winter-time activities.

Recreation and Trails

Access to public lands, trails, beaches, and parks are a significant asset for the community. Regional recreation facilities include the Kings Beach State Recreation Area (KBSRA), Secline Beach, North Tahoe Beach, the North Tahoe Regional Park, Coon Street Boat Launch, the North Tahoe Event Center and nearby trail access to US Forest Service (USFS) lands.



LEGEND

- RIVERS/STREAMS/TRIBUTARIES
- VISION PLAN AREA BOUNDARY
- BEACH AREAS (PER TRPA DATABASE)
- PARK AREA (PER TRPA DATABASE)
- GOLF COURSE
- USFS LANDS
- STATE LANDS (State Parks & CTC)
- SCHOOLS

BIKE & PEDESTRIAN

EXISTING	PROPOSED
CLASS 1	CLASS 1
CLASS 2	CLASS 2
CLASS 3	CLASS 3
PEDESTRIAN	PEDESTRIAN

Notes:

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Fundamental Issues & Challenges

Research and analysis from previous planning studies, conversations with the local land agencies, and community members during the charrette revealed a consistent summary of the fundamental challenges facing Kings Beach:

- There are approximately 42.3 acres of stream environment zones (SEZ) within the Kings Beach Vision Plan (source: Kings Beach Community Plan, 1996). These lands have limited development potential but they may serve as part of an environmental redevelopment plan aimed at concentrating development in more appropriate areas of the community.
- Existing lodging properties are outdated by today's hotel standards and nearby competitors are adding new accommodations complete with a suite of contemporary amenities.
- Significant decline in full-time population base due to lack of employment opportunities, housing price escalation, and decline in quality of education.
- Existing retail development is organized in a strip arrangement along a mile-long segment of SR 28 rather than concentrated in specific areas.
- Small existing parcels present challenges for meeting parking, stormwater, and other County and TRPA requirements associated with redevelopment.
- The North Tahoe Event Center is currently under-utilized according to some agency representatives and its future use is mandated to have a recreation focus.
- The available parking supply is inadequate to support the commercial and recreation activities available.

Opportunities & Assets

Through discussions with community members and a review of existing conditions, the following opportunities and ideas for Kings Beach were discussed for further consideration:

- Keeping an eclectic town character that is focused on recreation and the community heart;
- Improving the area's visual quality and establishing defined gateways;
- Incorporating environmental improvements and removing pollution sources in SEZs while restoring beach access;
- Considering opportunities for the Event Center;
- Focusing improvements and enhancements to the Kings Beach State Recreation Area so it is more fully utilized and realized as a community asset;
- Improving connectivity; and
- Incorporating transit and dispersed parking to facilitate a "park-once" strategy.