

Placer County Planning Services Division

Tahoe Basin Community Plan Update - Spring 2014

Board of Supervisor's April Workshop & Release of Policy Document

Placer County staff continues to move forward in the preparation of the Tahoe Basin Community Plan documents. The Community Plan Update includes the preparation of a Community Plan Policy Document and four separate Area Plans or Development Codes for the four sub-plan areas within the Basin portion of Placer County.

In April, the Placer County Board of Supervisors held a public workshop on the Tahoe Basin Community Plan Update, where County staff provided the Board with a status on the Community Plan Update and implementation, and discussion of issues raised at the Board's January 21st meeting. County staff outlined the timeline for release of Public Review Draft documents, as well as Board and Planning Commission deliberations. Staff also provided information on the progress-to-date of the Community Plan Update, including past community visioning workshops, preparation of a Policy Framework, Community Plan Policy Document and Area Plans, an overview of the Kings Beach Vision Charrette held in the summer of 2013, and the selection of a consultant for the preparation of an Environmental Impact Review/Environmental Impact Statement (EIR/EIS).



At the April workshop, County staff also provided responses to issues raised at the January 21, 2014 Board hearing, where staff explored alternative planning process options for allowed uses within the Town Centers of Tahoe City, Kings Beach, and North Stateline. Specifically, the Board directed staff to address the public noticing process for allowed uses within Town Centers, explore options to modify the Design Review Process, create a Special Use Zoning Map Overlay for Town Centers and require permits for certain allowed uses, and reassign or possibly redirect staff resources to the North Tahoe East Area Plan Development Code to expedite and address land uses in Kings Beach. The Board of Supervisors took no action to direct staff to pursue alternate planning processes for allowed uses within the Town Centers, but rather directed staff to continue efforts to move forward with the Community Plan Update process and to establish a target date for Board adoption.

The next steps in the Tahoe Basin Community Plan Update will involve the preparation of a Parking Management Plan, an EIR/EIS and release of Public Review Draft Community Plan documents. Placer County Planning Commission deliberations on the Draft EIR/EIS and Draft Community Plan documents are expected to begin in late 2014 and the target date for Board adoption of the Tahoe Basin Community Plan is May 2015. TRPA submittal and review for standard conformance is expected to occur in the late spring of 2015.



Next Steps & Opportunities for Public Input

- Release of Public Review Draft Community Plan Policy Document – May 2014
- Preparation of EIR/EIS – May 2014
- Preparation of Parking Management Plan – May 2014
- Town Hall Meeting – June 4, 2014 at 6:00PM, North Lake Tahoe Event Center, Kings Beach
- Placer County Planning Commission staff update on Community Plan process – June 26, 2014 (time/location TBD)
- Release of Public Review Draft Area Plans – Summer 2014
- Release of Draft EIR/EIS & Community Plan Documents & Planning Commission Deliberations expected late 2014/early 2015



Community Plan Update Website:

TahoeBasinCPU

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