



Tahoe Basin Community Plan Update

TOWN HALL MEETING



County of Placer
July 19, 2012
6:00 PM

Background



- California State Law requires cities and counties to prepare and adopt a comprehensive, long-term general plan every 20 years (Government Code Section 65300)
- General/Community Plans convey the fundamental values used to guide a community's physical development
- Purpose:
 - Realign land uses where necessary
 - Evaluate environmental needs
 - Reassess future direction of land use and natural resource planning
- Community Plans within the Tahoe Basin must be consistent with the Tahoe Regional Planning Agency's (TRPA) Regional Plan Update (RPU)

Background



- Work Program result of direction from Board of Supervisors in July 2011
- BOS directed staff to launch the public outreach strategy developed for the Community Plan Update and to coordinate with the Tahoe Regional Planning Agency (TRPA) on the work program
- Work program includes consolidation of the County's nine Community/General Plans within the Basin into a single, overarching "Tahoe Basin Community Plan" policy document
- Tahoe Basin Community Plan will include four "Planning Areas", for which four separate Zoning Ordinances/Design Guidelines will be developed
- Purpose of consolidating the Plans is to provide for more cohesive, user-friendly planning documents

Work Program

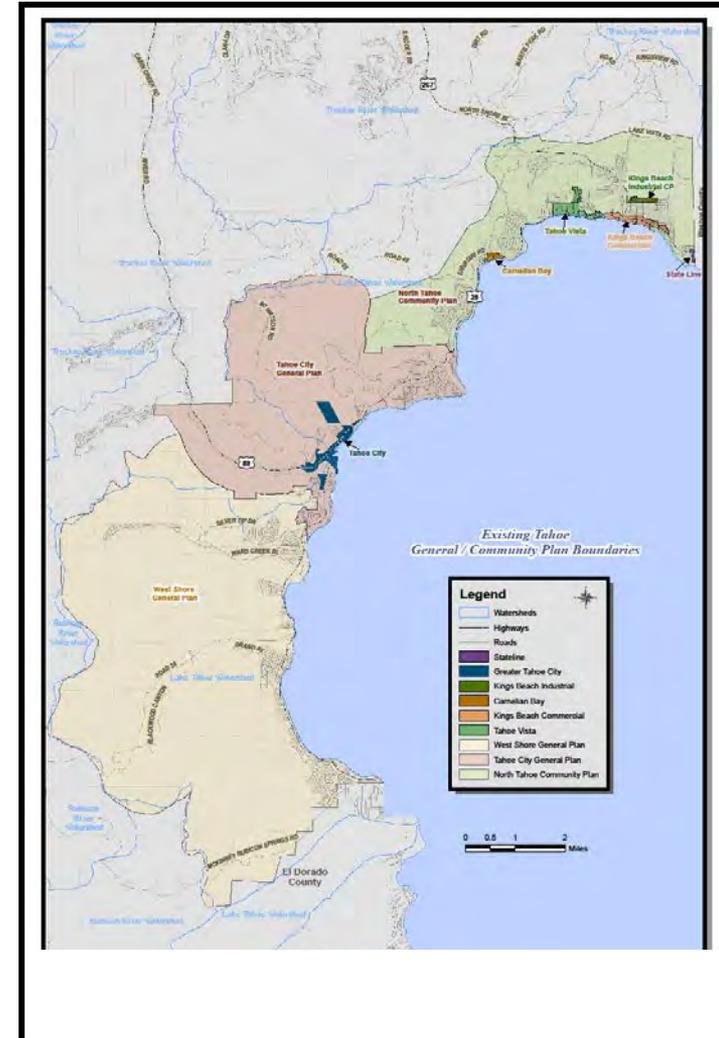


- Regulatory Agency Coordination
- Policy and Land Use Update
(reclassification/modification of zoning; addressing development standards and design guidelines)
- Identification/Mapping of Planning Areas within the Community Plan boundary
- Information Gathering
- Public Outreach Strategy
- Developing Draft Planning Documents
- Environmental Scoping and Analysis

Existing Community / General Plans

Placer County maintains nine Community/General Plans within the Tahoe Basin:

- West Shore General Plan
- Tahoe City Area General Plan
- North Tahoe Area General Plan
- Tahoe City Community Plan
- Carnelian Bay Community Plan
- Tahoe Vista Community Plan
- Kings Beach Community Plan
- Kings Beach Industrial Community Plan
- North Stateline Community Plan



Mapping of Planning Areas

Four “Planning Areas” within the Tahoe Basin Community Plan Boundary have been delineated, mapped and include:

1. West Shore Plan Area— includes Homewood, Sunnyside, and Tahoma
2. Greater Tahoe City Plan Area – includes Tahoe City, Lake Forest, and Dollar Hill, Tahoe City Gateway
3. North Tahoe West Plan Area – includes Carnelian Bay and Tahoe Vista
4. North Tahoe East Plan Area – includes Kings Beach and Stateline



Public Outreach



- The purpose of the Public Outreach Strategy is to provide guiding principles in order to ensure that the Update process reflects the participation and feedback of the Community Plan stakeholders
- The Public Outreach Strategy will serve as a road map for how the County engages the public in the Community Plan Update process
- As part of the Public Outreach Strategy, the following teams will be formed:
 - Technical Advisory Committee
 - Four separate Plan Area Teams (West Shore Plan Area, Greater Tahoe City Plan Area, North Tahoe West Plan Area, and North Tahoe East Plan Area Teams)
- The Public Outreach Strategy also includes:
 - Monthly Community Workshops to facilitate the Plan Area Team’s development of the zoning/design planning documents
 - Town Hall Meetings to update the community on the progress of the Community Plan
 - Regular updates to the NTRAC, TRPA Governing Board, Placer County Planning Commission and Board of Supervisors
 - Community Plan Update Website and Newsletters

Technical Advisory Committee



- Established by County
- Composition: County and TRPA staff; special districts/regulatory stakeholders (Fire Districts, State Parks, US Forest Service, PUDs, etc.)
- Role: Advises County and TRPA on the technical aspects of the Community Plan documents

Technical Advisory Committee

Work Effort:

- Policy Matrix Review – consolidation of nine existing plans into matrix
- Background Report for Policy Document Review
- Community Plan Policy Document Review
- Zoning Ordinance (development standards/design guidelines) Review



Plan Area Community Teams



- Composition: 9 members for each Plan Area Team
- Role: Will help with the development of the zoning, development standards and design guidelines for each Plan Area within the Community Plan boundary
- Community Workshops held monthly to facilitate working group sessions for Plan Area Community Teams

Plan Area Community Teams



PLACER COUNTY PLANNING SERVICES DIVISION
TAHOE BASIN COMMUNITY PLAN UPDATE
Plan Area Teams (Working Groups)

West Shore Plan Area Team	Greater Tahoe City Plan Area Team	North Tahoe West Plan Area Team	North Tahoe East Plan Area Team
Todd Mather	Gary Davis	Alex Mourelatos	Philip Gilanfarr
Lydia Altick	Walter Auerbach	Keith Franke	Jody Medina Precit
Ron Parson	Harold Slear	Leah Kaufman	Eli Meyer
Suzanne Wilkins	Zach Hymanson	Robert Lyman	Theresa May Duggan
Jan Brisco	Judy Friedman	Danielle Rees	Ann Nichols
Judith Tornese	Marguerite Sprague	Peter Przybyslawski	Ki Nyborg
John Pang	Kathie Fenley	Bill Matte	Andy Deinken
Nancy Dodge	Jim Williamson	Ellie Waller	Joseph A. Chillemi
Kelli Twomey	Martin Spitsen	Joseph Lanza	Tony Demanuele

4/10/2012

Community Workshops

Status/Accomplishments:

- Three Workshops held since May
- Focus on visioning for each Plan Area
- First workshop
 - Vision statement for each Plan Area
 - Community / design themes for each Plan Area

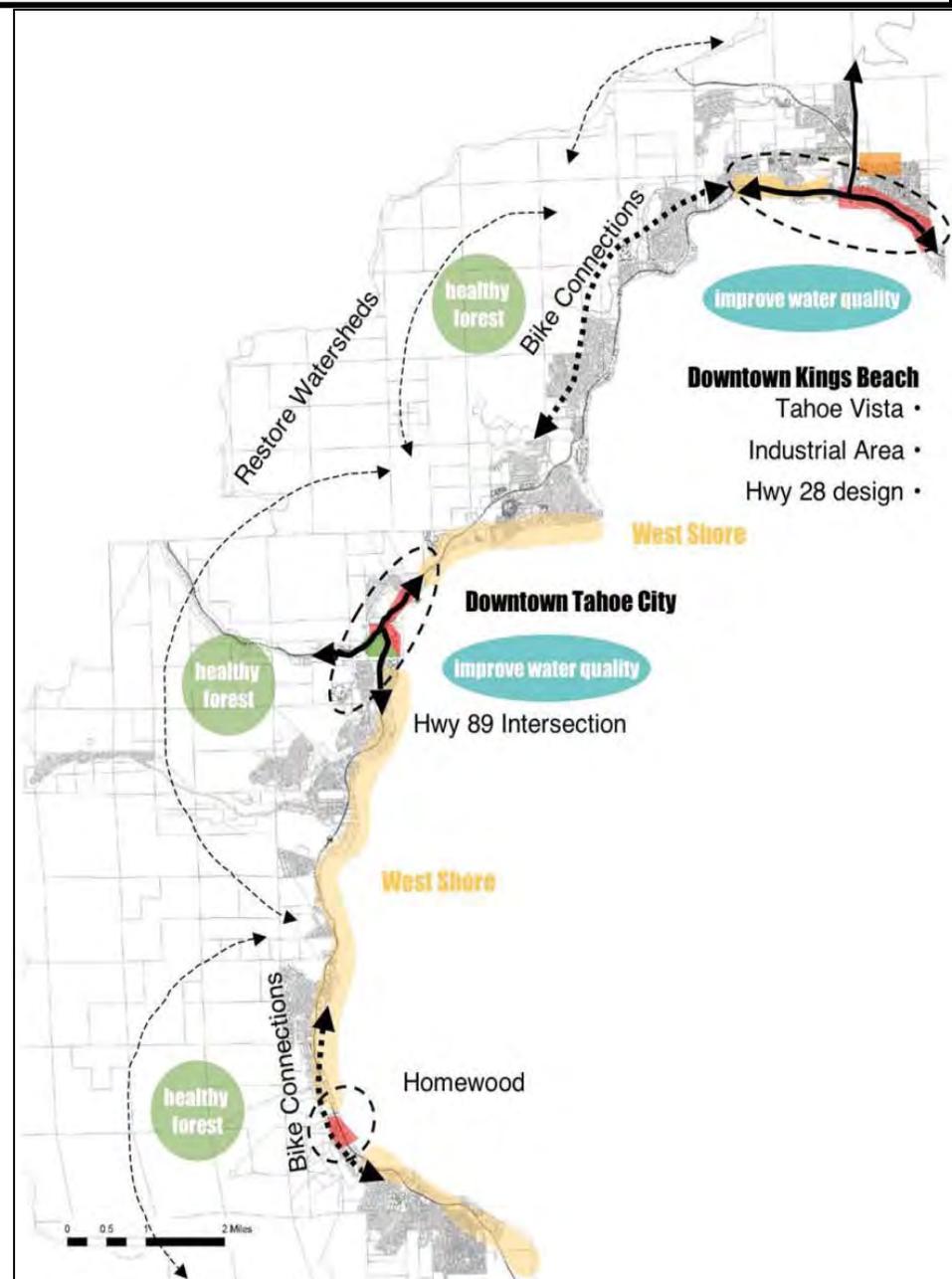
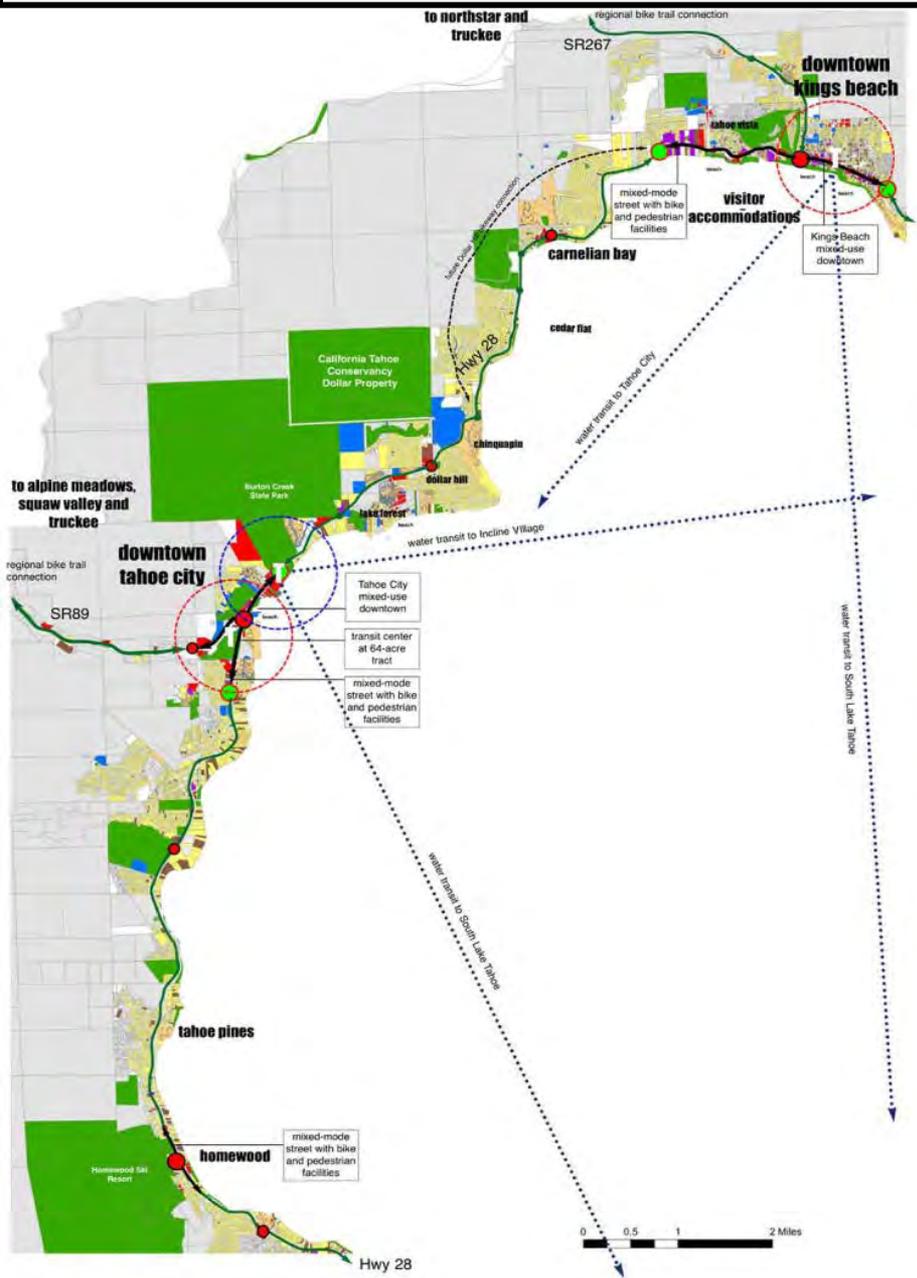


Pathway 2007 Placed Based Planning

- Community Plan Update is building upon Pathway 2007 Place Based Planning process and the community vision identified and developed through that process
- Visioning Summary includes 5 key principles for the future of the Tahoe Basin in Placer County
- Community Plan and related planning documents will reflect the community's vision identified in the Pathway 2007 Vision Summary for Placer County as well as the focused community visioning that is being done by the Plan Area Teams



Pathway 2007 Placer County Vision Summary



Related Planning Efforts



- Tahoe Regional Planning Agency's (TRPA) Regional Plan Update (RPU)
- Tahoe Metropolitan Planning Organization's (TMPO) Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS)
- Tahoe Basin Partnership for Sustainable Communities:
A collaborative effort to improve regional sustainability and prepare for climate change in the region (Partners: TRPA, El Dorado County, Placer County, City of South Lake Tahoe, North Lake Tahoe Resort Association, Sierra Nevada Alliance, and California Tahoe Conservancy)
- Tahoe City Resort Association – Tahoe City Commercial Core and Golf Course Visioning (separate processes)

Summary and Next Steps



- On-going monthly Community Workshops – next workshop August 8, 2012 at the North Tahoe Event Center in Kings Beach (continue with addressing land use and scale within Plan Areas)
- Finalize the Community Plan Background Report / Review by TAC
- Development of Community Plan policies, building upon existing policy matrix and Community Plan Background Report
- Continue coordination with other agencies on related planning efforts, including on-going coordination with Tahoe Regional Planning Agency and review of Regional Plan as it relates to Community Plan Update
- Report to the Board of Supervisors at July 23rd/24th Tahoe meetings (Squaw Valley)
- Technical Advisory Committee meeting scheduled for August, 2012 (date to be determined)

Tahoe Basin Community Plan Update

Community Plan Update Contact:

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Community Plan Update Website:

[http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/
TahoePlanning](http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/TahoePlanning)

Copies of PowerPoint available upon request.

Questions ?

