



Placer County
Tahoe Basin Community Plan
Update

Kings Beach Vision Charrette
July 16-18, 2013



Overview

- Kings Beach Vision Charrette process is a part of County's Tahoe Basin Community Plan Update, currently underway
- "Charrette" is an intensive planning session or workshop(s) where community designers and other land use professionals collaborate on a vision for development



Purpose

- Community Plan Update process includes a citizen advisory committee for Kings Beach area (Plan Area Team)
- Team has worked over last year to address vision for land use and scale
- Kings Beach Vision Charrette conducted to further the Plan Area Team's vision – to engage in a deeper dialogue with the public regarding the future of Kings Beach and to graphically illustrate that vision
- The Vision Charrette process will result in a „Vision Plan“ for Kings Beach (booklet of graphics, etc.) which is intended to inform the Tahoe Basin Community Plan Update

Agenda for Tonight

- Consultants Presentation
 - Existing conditions
 - Challenges & ideas heard
 - Principles
 - Concept Ideas
- Plan Area North Team Input
- Open House Question & Answer Around the Maps & Illustrations



Vision Plan & Community Plan Update

Next Steps

- Consultants will work to create Kings Beach Vision Plan – booklet will be available in ~ 3-4 weeks & posted to County's Community Plan Update webpage: TahoeBasinCPU
- Report to Board of Supervisors at its July 23, 2013 meeting
- Tahoe City Visions Options Plan: Public Review/Workshop on August 28, 2013
- Town Hall Meeting on September 11, 2013 (staff to provide report and materials on Kings Beach Vision Plan & Tahoe City Vision Plan)
- Report to NTRAC at its regular September meeting
- Planning Commission Public Workshop will be scheduled mid/late September



Vision Plan: What it is

IS

- Focus on issues & possibilities of seeing a newer future (environmental, economic, community & art)
- Aspirational plan that illustrates possibilities (new ideas and ideas part of existing plans)
- Catalyst to help seek implementation
- New commercial core improvements considered as the existing condition
- Plan to be incorporated into the updated Community/Area Plans



Vision Plan: What it is NOT

NOT

- Regulatory plan
- Official planning document
- Promise of specific elements

Ideas inform the development of the updated County Community/Area Plan for the North Tahoe East Area.



Project Area

- Focus on town center area
- Consider connections and influences from the residential areas to the town center
- Western boundary near Safeway
- Eastern boundary at Beaver Street



Existing Conditions

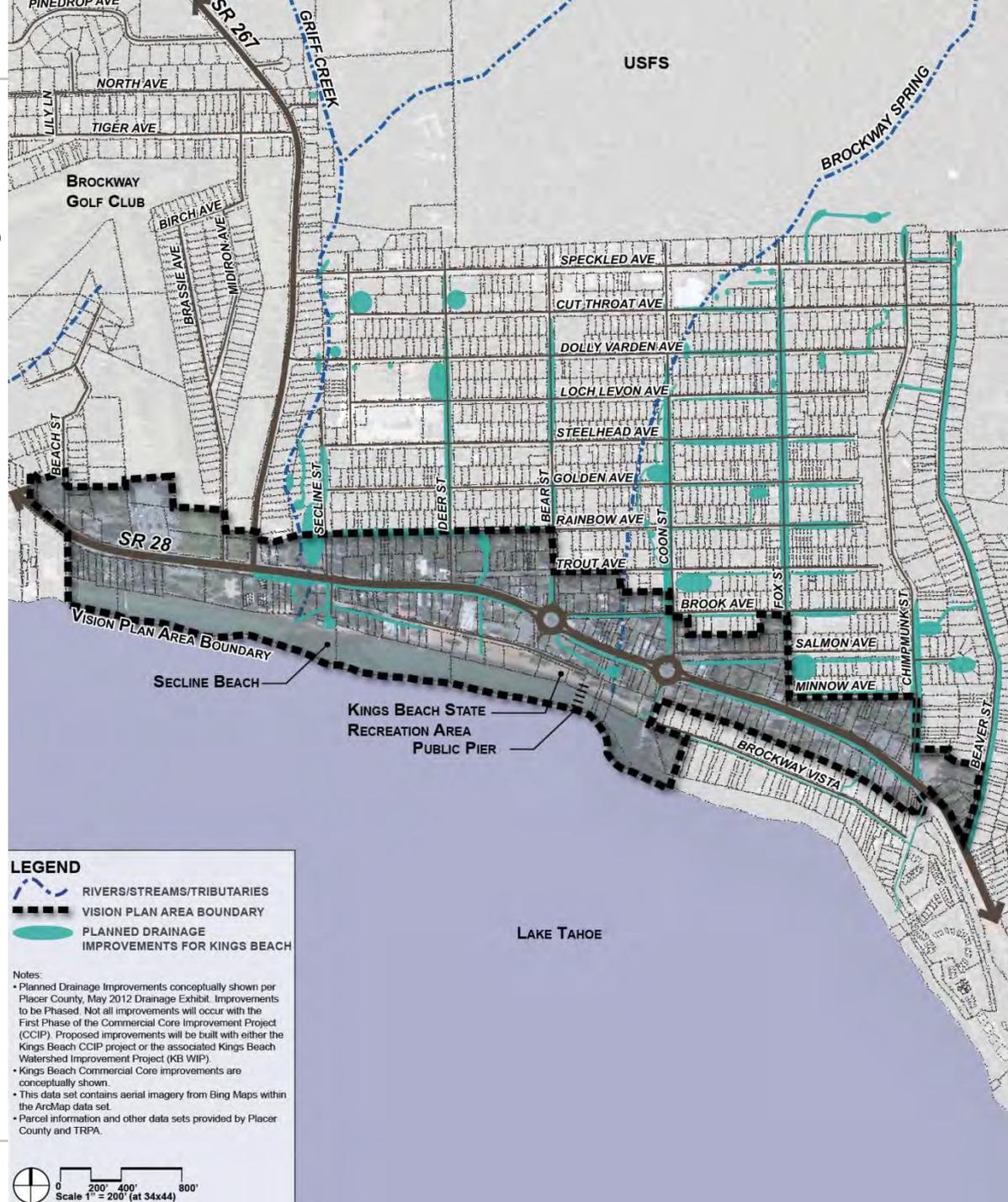
Sensitive Lands

- Riparian areas
 - Griff Creek
 - Brockway Spring
- Stream Environment Zone
 - Regional Plan Update Opportunities
- 100 Year Floodplain



Planned Drainage Improvements

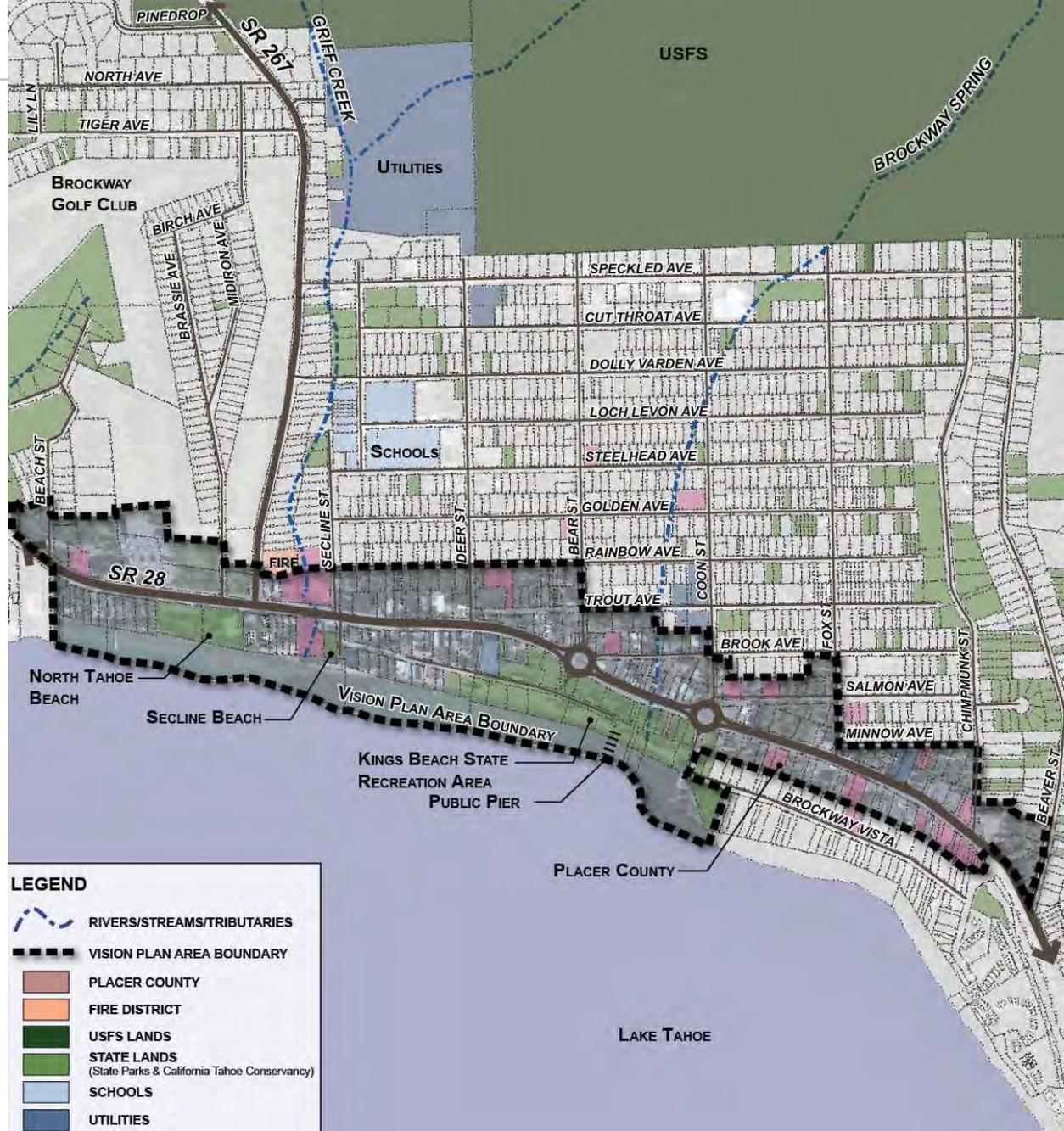
- Current Town Center BMP Status
- Fine Sediment Loading Designations:
 - High (117-167 lbs/acre/yr)
 - Highest (>168 lbs/acre/yr)
- Improvements planned as part of Kings Beach Commercial Core Project and Kings Beach Watershed Improvement Project



Existing Conditions

Ownership

- Kings Beach State Recreation Area
- Other State-owned lands (California Tahoe Conservancy)
- Placer County



Existing Conditions




AERIAL WITH BOUNDARY
KINGS BEACH
A PORTION OF SECTIONS
12 & 13, T.16 N., R.17 E. M.D.M., AND
SECTIONS 16 & 19, T.16 N., R.18 E., M.D.M.
PLACER COUNTY, CALIFORNIA
SCALE: 1"=80' NOVEMBER 28, 2006

ANDREGG
GRAMATICS
REGISTERED PROFESSIONAL SURVEYORS
1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202



PREPARED AT THE REQUEST OF:
 PLACER COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE OF ACQUISITION: PHOTOGRAPHIC
 03/04/2006
 AREA: APPROXIMATELY 411.5 ACRES
 WITH A 1 FOOT CONTOUR INTERVAL
 DATE OF FIELD WORK:
 10/27, 11/04 & 11/20/06
 BOUNDARY SHOWN HEREIN IS APPROXIMATE AND BASED ON PLACED
 COUNTY AND OTHER PUBLIC DATA. THIS IS NOT A SURVEY AND NO WARRANTY
 IS NOT EXTENDED TO ANYONE OF ANY KIND.
 HORIZONTAL DATUM:
 CALIFORNIA STATE PLANE COORDINATE SYSTEM 1983 II
 NAD83(11)20 CA 1983 II
 MEAN CONVERSION VECTOR 1070
 11/28/2006 11:52 AM

Challenges Facing Kings Beach

- Small parcels
- Location of, signage to, and availability of parking
- Large amounts of SEZ reduces development opportunities
- Event Center Use

