

# Placer County working on a blueprint for Lake Tahoe

By Katherine E. Hill

KINGS BEACH – Wanted: Local residents and business owners to serve for at least two years on one of four committees to help direct future planning and growth on Tahoe’s North and West shores.

That’s the message from Placer County officials at a recent meeting on the Community Plan Update, a multi-year planning project that will determine the future of commercial and residential growth in the Lake Tahoe Basin from the state line in Kings Beach to the El Dorado County line on the West Shore.

The plan will address zoning and design guidelines for land use, housing, safety issues, transportation and conservation across four plans areas: North Tahoe East from east of Highway 267 to the state line, including Kings Beach; North Tahoe West from west of Highway 267 through Cedar Flat; Great Tahoe City from Cedar Flat through Tahoe City and down the West Shore to the Granlibakken area; and West Shore from Granlibakken to the county line in Tahoma.



Placer County is working on its community plans in the Lake Tahoe

Basin.

The community plans are joint planning documents that were adopted by Placer County and the Tahoe Regional Planning Agency nearly 20 years ago. Now, the TRPA is in the process of updating its Regional Plan and the community plans for counties and city around the Tahoe basin must be inline with that plan.

Placer County is taking on the process of updating its 20-year-old plans for the North and West shores to fall in line with TRPA guidelines. Placer County is consolidating the nine plan areas that now exist into the four plan areas being reviewed.

During a quick-paced presentation by Placer County Supervising Planner Crystal Jacobsen, the audience of more than 100 residents and business owners heard the county's plan to address each area as an individual community for growth, housing, commercial and transportation issues. The call now is for residents, business owners and those with environmental interests in the plan area to serve on a committee that will help to develop the plans for these area. A task that Jacobsen says will likely take at least two years.

"The key factors are to have a good balance of commercial and residential uses," Jacobsen told the audience.

Committee members are being recruited now, with applications accepted through Nov. 30. The committees will be appointed in early January, with the county hosting open houses about every two months to gather public input on the plan.

Committees will be made up of seven to nine people, and members are required to either be a resident of or a business owner in the plan area of the committee that they wish to serve on, or, to have an environmental interest in the plan area. Membership on the committees is not open to second

homeowners, however, but they may voice concerns at the public open houses, Jacobsen said.

While Placer County is recruiting committee members, county officials are already at work on proposed zoning maps for the plan areas as part of the Technical Committee, made up of representatives from utility districts, fire districts and other government agencies.

“The idea is that the framework will be set (by the first workshop),” Jacobsen said. “We’ll then break out those subareas and decide the overall look and design.”

The Community Plan Update is based on the Pathway 2007 document that Placer County completed four years ago to serve as a guide for development until 2027. Pathways 2007 calls for reinvesting in the basin’s communities, including workforce housing, commercial and lodging for tourists; improving the gateway areas to the county; improving transportation, including non-motorized uses for residents and visitors; and to address water quality and environmental improvements.

Details on the Community Plan Update and the maps of the four plan areas are available online under Planning Services Division. Applications to serve on the committees also are available on the site.