

# Placer County Planning Services Division

Tahoe Basin Community Plan Update - Winter 2014

## Policy Framework Complete

A critical step in Tahoe Basin Community Plan Update effort has been completed. County staff and consultants from planning firm Dyett & Bhatia, have released the Policy Framework that provides overarching goals and policies to guide growth and development in the basin. The Framework will also provide for the protection and enhancement of natural resources and further the attainment of environmental thresholds. These Guiding Policies provide the platform for individual policies and actions that will be included in the Community Plan Policy Document that will be finalized later this year.

The Community Plan Update consists of two main parts: (1) a policy document which will consolidate those plans into one, single, over-arching policy document that addresses land use and natural resource policy for the entire portion of Placer County within the Tahoe Basin, and (2) separate zoning/development standards and design guidelines for four sub-areas within the Community Plan Area boundary that reflect the unique characteristics of those communities.

The overarching Tahoe Basin Community Plan Policy Document, combined with the separate zoning/development standards and design guidelines for individual sub-areas, will serve as four separate Area Plans for the Placer County portion of the Tahoe Basin.

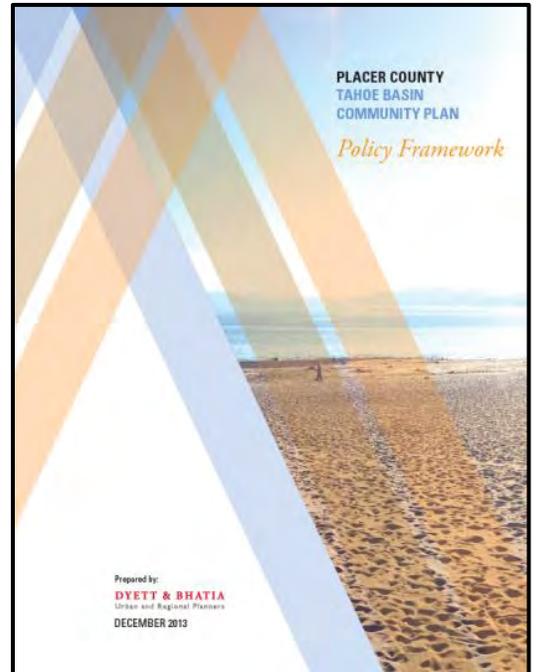
The Policy Framework addresses the following elements: conservation, land use, transportation, recreation, public services and facilities, and implementation.

**Conservation.** Measures are provided to protect vegetation, wildlife, soils, water resources, scenic and cultural resources, air quality, energy, natural hazards, and noise.

**Land Use.** The land use policies seek to ensure equilibrium between the preservation and enhancement of the Plan Area's natural environment and appropriate development/redevelopment. A major focus of the Policy Framework is ensuring high-quality design, diversity, and a mix of amenities in new residential, commercial and tourist accommodation construction.

**Transportation.** Transportation policies seek to establish a safe, efficient, and integrated transportation system while reducing greenhouse gas emissions and impacts to water quality.

**Recreation and Public Services.** Nurture the recreational resources in the Plan Area and ensure an adequate level of public services and facilities.



### Planning Process

Because the Community Plan is meant to implement the community's vision for its future, public participation is an essential part of the planning process. The update process has involved plan area team meetings/workshops, town hall meetings, community workshops and visioning charrettes, and a project website – providing for opportunities for input throughout the entire Community Plan Update process.

At this time, the County is soliciting feedback on the goals and guiding policies contained in this Policy Framework which will be incorporated into the Public Review Draft Community Plan Policy Document. Comments received before February 1, 2014 will be considered in preparation of the Public Review Draft of the Community Plan Policy Document. There will be additional opportunity to comment on policies after the publication of the Public Review Draft of the Community Plan Policy Document in Spring 2014.



### Community Plan Update Website:

<http://www.placer.ca.gov/departments/communitydevelopment/planning/tahoebasincupdate>

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