# **SECTION 6**

# NATURAL RESOURCES

#### WATER RESOURCES

**Goal 6.A:**To protect and enhance the natural qualities of Placer County's streams, creeks and groundwater.

- 6.A.1. The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species (see discussion of sensitive habitat buffers in Part I of this Policy Document). Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided. The County may, however, allow exceptions, such as in the following cases:
  - a. Reasonable use of the property would otherwise be denied;
  - b. The location is necessary to avoid or mitigate hazards to the public;
  - c. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or
  - d. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.
- 6.A.2. The County shall require all development in the 100-year floodplain to comply with the provisions of the Placer County Flood Damage Prevention Ordinance.
- 6.A.3. The County shall require development projects proposing to encroach into a creek corridor or creek setback to do one or more of the following, in descending order of desirability:
  - a. Avoid the disturbance of riparian vegetation;
  - b. Replace riparian vegetation (on-site, in-kind);
  - c. Restore another section of creek (in-kind); and/or
  - d. Pay a mitigation fee for restoration elsewhere (e.g., wetland mitigation banking program).
- 6.A.4. Where creek protection is required or proposed, the County should require public and private development to:
  - a. Preserve creek corridors and creek setback areas through easements or dedications. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a creek is proposed to be included within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval;
  - b. Designate such easement or dedication areas (as described in a. above) as open space;
  - c. Protect creek corridors and their habitat value by actions such as: 1) providing an adequate creek setback, 2) maintaining creek corridors in an essentially natural state, 3) employing creek restoration techniques where restoration is needed to achieve a natural creek corridor,

- 4) utilizing riparian vegetation within creek corridors, and where possible, within creek setback areas, 5) prohibiting the planting of invasive, non-native plants (such as vinca major and eucalyptus) within creek corridors or creek setbacks, and 6) avoiding tree removal within creek corridors:
- d. Provide recreation and public access near creeks consistent with other General Plan policies;
- e. Use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas.
- f. Provide for long-term creek corridor maintenance by providing a guaranteed financial commitment to the County which accounts for all anticipated maintenance activities.
- 6.A.5. The County shall continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BMPs for agricultural activities.
- 6.A.6. The County shall require that natural watercourses are integrated into new development in such a way that they are accessible to the public and provide a positive visual element.
- 6.A.7. The County shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat.
- 6.A.8. Where the stream environment zone has previously been modified by channelization, fill, or other human activity, the County shall require project proponents to restore such areas by means of landscaping, revegetation, or similar stabilization techniques as a part of development activities.
- 6.A.9. The County shall require that newly-created parcels include adequate space outside of watercourses' setback areas to ensure that property owners will not place improvements (e.g., pools, patios, and appurtenant structures), within areas that require protection.
- 6.A.10. The County shall protect groundwater resources from contamination and further overdraft by pursuing the following efforts:
  - a. Identifying and controlling sources of potential contamination;
  - b. Protecting important groundwater recharge areas;
  - c. Encouraging the use of surface water to supply major municipal and industrial consumptive demands;
  - d. Encouraging the use of treated wastewater for groundwater recharge; and
  - e. Supporting major consumptive use of groundwater aquifer(s) in the western part of the County only where it can be demonstrated that this use does not exceed safe yield and is appropriately balanced with surface water supply to the same area.

[See also policies/programs under Goal 4.E.; Stormwater Drainage; and Goal 4. F., Flood Protection.]

6.A.11. Open space located in watersheds which serve reservoirs is important to the adequate performance of those reservoirs for their intended purposes and should be preserved and protected.

The watershed is defined as those lands draining into a reservoir and having an immediate effect upon the quality of water within that reservoir. Those lands located within the watershed and

within 5,000 feet of the reservoir shall be considered as having an immediate effect.

Following are key watersheds labeled "immediate," because of their current domestic usage and proximity to urban areas and "future," because of current non-domestic usage and/or distance from urban areas.

**Immediate** Future

Folsom Lake Watershed
Combie Lake Watershed
Rock Creek Reservoir
Rollins Lake
French Meadows Reservoir

Camp Far West Reservoir Hell Hole Reservoir

(Future) Garden Bar Reservoir

6.A.12. The County shall encourage the protection of floodplain lands and where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation.

# **Implementation Programs**

6.1. In consultation with the Placer County Flood Control District, cities in the County, and downstream counties, the County shall develop guidelines for creek maintenance practices that ensure native vegetation is not removed unnecessarily. These guidelines should also ensure that maintenance is scheduled to minimize disruption of wildlife breeding practices.

Responsibility: Flood Control District

Resource Conservation District

Planning Department Open Space Committee

Time Frame: FY 94-95 Funding: General Fund

6.2. The County shall inform the public and prospective developers about those sections of the California Fish and Game Code that apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material. This shall be done through distribution of educational materials with building permits and as a part of project review.

Responsibility: Planning Department

**Building Department** 

Time Frame: Ongoing Funding: Permit fees

6.3. The County shall cooperate with interested state agencies and private conservation organizations to provide public interpretative services at select locations on County-owned or -managed property that contains creek resources to increase public knowledge and appreciation of such resources.

Responsibility: Parks Division
Time Frame: Ongoing
Funding: General Fund

6.4. The County shall prepare, adopt, and implement a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources. This water management program shall include at least the following elements:

- a. County leadership of the process and a commitment to its integrity and inclusiveness;
- b. Coordination and cooperation with other public and private agencies, organizations, and groups that have an interest in water resources management in the County or surrounding areas. This should include, but not be limited to the following agencies and organizations:
  - 1. The cities of Roseville, Rocklin, Loomis, Lincoln, Auburn, and Colfax;
  - 2. The counties of Nevada, Yuba, Sutter, Sacramento and El Dorado;
  - 3. California Department of Water Resources (DWR);
  - 4. State Water Quality Control Board (SWQCB) and the affected regional boards;
  - 5. Local irrigation, water supply, and public utilities districts;
  - 6. The Placer County Flood Control District, Placer County Water Agency, and other water resource management special districts;
  - 7. The California Farm Bureau and other agricultural water supply and management interest groups;
  - 8. Pacific Gas and Electric and other private hydroelectric and water supply utilities;
  - 9. U.S. Forest Service--Tahoe and El Dorado National Forests (USFS);
  - 10. Bureau of Reclamation;
  - 11. Tahoe Regional Planning Agency (TRPA);
  - 12. California Department of Fish and Game (DFG);
  - 13. U.S. Fish and Wildlife Service (USFWS);
  - 14. California Groundwater Association and other private, professional groups interested in water supply protection;
  - 15. Academic and scientific groups; and
  - 16. Any other agencies, organizations, and groups that the County selects to add needed expertise or breadth to the water resource management process.
- c. An inventory of water supply and quality information and demand estimates, using as much available information as possible, with the objective of creating an easily accessible, comprehensive, and regularly updated database that can be shared by water management agencies;
- d. Identification, documentation, and prioritization of the most significant water supply sources and pressing local water quality management problems;
- e. Identification of existing ongoing water management and regulatory policies, programs, and standards by the various agencies and organizations with an interest in water resources management;
- f. Recognition and incorporation of ongoing compatible water management efforts into a comprehensive approach to water resources management to implement the goals and policies of this General Plan;
- g. Identification of any regulatory or policy "gaps" that can and should be addressed by the County;
- h. Application of sound water resources management principles, including watershed land use management, wetlands and vegetation management, non-point source pollution control, waste disposal monitoring and controls, groundwater recharge, and aquifer protection;
- i. Application of sustainable multiple-use water management principles and incorporation of diverse and potentially compatible land use objectives, including provision of open space and recreation opportunities, watershed and habitat protection, flood control, and water provision to meet future agricultural, ecological, and community development needs; and

j. Utilization of innovative and alternative funding mechanisms form sources outside of the County.

Responsibility: Environmental Health Department

Planning Department Public Works Department

Time Frame: FY 2002 and beyond

Funding: Cooperative MOU with other agencies

Private Grants Impact Fees General Fund

# WETLAND AND RIPARIAN AREAS

**Goal 6.B:** To protect wetland communities and related riparian areas throughout Placer County as valuable resources.

- 6.B.1. The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.
- 6.B.2. The County shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.
- 6.B.3. The County shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.
- 6.B.4. The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species.
- 6.B.5. The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. The County shall continue to implement and refine criteria for determining when an alteration to a wetland is considered a less-than-significant impact under CEOA.

# **Implementation Programs**

6.5. The County shall work toward the public acquisition of creek corridors, wetlands, and significant ecological resource areas as public open space where such areas cannot be effectively preserved through the regulatory process. Public protection may take the form of fee acquisition or protective easements and may be carried out in cooperation with other local, state, and federal agencies and private entities. Acquisition should include provisions for maintenance and management in perpetuity.

Responsibility: Parks Division

Planning Department

Time Frame: Ongoing

Funding: Mitigation fees

State and federal grants

6.6. The County shall consider establishing a resource conservation zone (RCZ) overlay district for application to creek corridors, wetlands, and areas rich in wildlife or of a fragile ecological nature. The program would assist in preserving the natural and social values of significant resources and preserve areas with special environmental significance and high sensitivity to development.

Responsibility: Planning Department

Time Frame: FY 95-96 Funding: General Fund

6.7. The County will establish a wetland mitigation banking program, including an initial pilot project site for evaluation of the program. The program will provide opportunities for off-site mitigation of wetland impacts through the purchase of mitigation "credits" at established mitigation bank sites.

Responsibility: Planning Department

Time Frame: FY 94-95 Funding: Federal grant

Mitigation fees General Fund

#### FISH AND WILDLIFE HABITAT

**Goal 6.C:** To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels.

- 6.C.1. The County shall identify and protect significant ecological resource areas and other unique wildlife habitats critical to protecting and sustaining wildlife populations. Significant ecological resource areas include the following:
  - a. Wetland areas including vernal pools.
  - b. Stream environment zones.
  - c. Any habitat for rare, threatened or endangered animals or plants.
  - d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.
  - e. Large areas of non-fragmented natural habitat, including Blue Oak Woodlands, Valley

- Foothill Riparian, vernal pool habitat.
- f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.
- g. Important spawning areas for anadramous fish.
- 6.C.2. The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the reasonable value of the habitat for wildlife is maintained.
- 6.C.3. The County shall encourage the control of residual pesticides to prevent potential damage to water quality, vegetation, and wildlife.
- 6.C.4. The County shall encourage private landowners to adopt sound wildlife habitat management practices, as recommended by California Department of Fish and Game officials, the U.S. Fish and Wildlife Service, and the Placer County Resource Conservation District.
- 6.C.5. The County shall require mitigation for development projects where isolated segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work.
- 6.C.6. The County shall support preservation of the habitats of rare, threatened, endangered, and/or other special status species. Federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.
- 6.C.7. The County shall support the maintenance of suitable habitats for all indigenous species of wildlife, without preference to game or non-game species, through maintenance of habitat diversity.
- 6.C.8. The County shall support the preservation or reestablishment of fisheries in the rivers and streams within the County, whenever possible.
- 6.C.9. The County shall require new private or public developments to preserve and enhance existing native riparian habitat unless public safety concerns require removal of habitat for flood control or other public purposes. In cases where new private or public development results in modification or destruction of riparian habitat for purposes of flood control, the developers shall be responsible for acquiring, restoring, and enhancing at least an equivalent amount of like habitat within or near the project area.
- 6.C.10. The County will use the California Wildlife Habitat Relationships (WHR) system as a standard descriptive tool and guide for environmental assessment in the absence of a more detailed site-specific system.
- 6.C.11. Prior to approval of discretionary development permits involving parcels within a significant ecological resource area, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites by a wildlife biologist, the evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, and will identify feasible measures to mitigate such impacts or indicate why mitigation is not feasible. In approving any

such discretionary development permit, the decisionmaking body shall determine the feasibility of the identified mitigation measures.

Significant ecological resource areas shall, at a minimum, include the following:

- a. Wetland areas including vernal pools.
- b. Stream environment zones.
- c. Any habitat for rare, threatened or endangered animals or plants.
- d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.
- e. Large areas of non-fragmented natural habitat, including Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat.
- f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.
- g. Important spawning areas for anadramous fish.
- 6.C.12. The County shall cooperate with, encourage, and support the plans of other public agencies to acquire fee title or conservation easements to privately-owned lands in order to preserve important wildlife corridors and to provide habitat protection of California Species of Concern and state or federally listed rare, threatened, or endangered plant and animal species.
- 6.C.13. The County shall support and cooperate with efforts of other local, state, and federal agencies and private entities engaged in the preservation and protection of significant biological resources from incompatible land uses and development. Significant biological resources include endangered, threatened, or rare species and their habitats, wetland habitats, wildlife migration corridors, and locally-important species/communities.
- 6.C.14. The County shall support the management efforts of the California Department of Fish and Game to maintain and enhance the productivity of important fish and game species (such as the Blue Canyon and Loyalton Truckee deer herds) by protecting identified critical habitat for these species from incompatible suburban, rural residential, or recreational development.

# **Implementation Programs**

- 6.8. The County will establish a program to insure public awareness of the benefits of wetland resources. The program will also provide opportunities for the public to participate in the protection, enhancement, and restoration of existing resources.
- 6.9. The County shall initiate a detailed Countywide inventory of ecologically significant resource areas, including unique natural areas, wetland areas, riparian areas, habitats of rare, threatened, endangered, and other uncommon and special-status species. The inventory should be conducted as community plans, specific plans, PUDs, or other planning projects are considered by the County. The inventory should be based on the California Wildlife Habitats Relationships (WHR) system at a scale of 1:24,000 and shall include appropriate buffer zones around the identified resource areas in order to account for periodic, seasonal, or ecological changes. The maps should be revised on a regular basis to reflect the availability of new information from other agencies, changes in definition, or any other changes.

Responsibility: Planning Department Time Frame: FY 94-95; ongoing Funding: General Fund

6.10. The County shall maintain current maps that indicate the extent of critical habitat for important fish and game species, as these maps are made available by the California Department of Fish and Game (CDFG). The relative importance of these game species shall be determined by the County, in consultation with CDFG, based on relevant ecological, recreational, and economic considerations. These maps shall be used by the County to evaluate proposed community plans, specific plans, and any project development proposals to determine compatibility of development with maintenance and enhancement of important fish and game species.

Responsibility: Planning Department

Time Frame: Ongoing Funding: General Fund

- 6.11. The County shall encourage a cooperative effort to develop, adopt, and implement a comprehensive habitat management plan to address the long-term preservation and maintenance of sufficient natural habitat to support the diversity of plants and wildlife species currently represented in Placer County indefinitely. This habitat management program should include at least the following elements:
  - a. County leadership of the process and a commitment to its integrity and inclusiveness;
  - Provision of more "certainty" and less confrontation in the community development process through a program of habitat preservation and mitigation that would compensate for planned habitat conversion and deterioration;
  - c. Coordination and cooperation with other public and private agencies, organizations and groups that have an interest in management of vegetation, fish and wildlife resources in the County or surrounding areas. This should include, but not be limited to the following agencies and organizations:
    - 1. The cities of Roseville, Rocklin, Loomis, Lincoln, Auburn, and Colfax;
    - 2. The counties of Nevada, Yuba, Sutter, Sacramento and El Dorado;
    - 3. California Department of Fish and Game (DFG);
    - 4. California Department of Forestry and Fire Protection (CDF);
    - 5. U.S. Forest Service--Tahoe and Eldorado National Forests (USFS);
    - 6. U.S. Fish and Wildlife Service (USFWS);
    - 7. Bureau of Land Management (BLM);
    - 8. Bureau of Reclamation;
    - 9. Tahoe Regional Planning Agency (TRPA);
    - 10. The Placer County Flood Control District and other resource management special districts:
    - 11. The Placer Land Trust, the Nature Conservancy (TNC), the Sierra Club, the Audubon Society, and other local conservation organizations;
    - 12. The California Farm Bureau and other resource management interest groups;
    - 13. The Building Industry Association and other local development interests;
    - 14. Academic and scientific groups; and
    - 15. Any other agencies, organizations and groups that the County selects to add needed expertise or breadth to the habitat management planning process.
  - d. An inventory of the vegetation, fish, and wildlife resources in the County, using as much available information as possible, with the objective of creating an easily accessible, comprehensive, and regularly updated database that enhances the WHR inventory to be established in Implementation Program 6.8.;
  - e. Prioritization of important habitat that supports high diversity and concentrations of special status species, and particularly sensitive and vulnerable habitat that is in immediate danger of

- conversion or fragmentation;
- f. Application of sound conservation biology principles and an emphasis on a multispecies and habitat conservation approach (in contrast with an emphasis on particular species and individuals of any species);
- g. Application of sustainable multiple-use land management principles and incorporation of diverse and potentially compatible land uses objectives, including provision of open space and recreation opportunities, watershed and water quality protection, flood control, and certain development and resource extraction needs;
- h. Application of a multiplicity of land preservation, acquisition and easement techniques, funding mechanisms, and cooperative agreements among participating agencies organizations and groups; and
- Recognition and protection of habitat corridors throughout the County and cities, linked to
  adjacent counties, to provide for wildlife movement, prevent habitat fragmentation and
  isolation, and to promote individual identity and physical separation between developed
  communities.

Responsibility: Planning Department Time Frame: FY 95-96 to 97-98

Funding: Cooperative MOU with other agencies

Private grants Impact fees General Fund

6.12. The County shall establish and maintain a Countywide inventory of the location of oak woodland stands of 40 acres or larger as a component of the WHR Inventory to be established in Implementation Program 6.8. This inventory would include information prepared by the California Department of Forestry and Fire Protection (CDF).

Responsibility: Planning Department

Time Frame: FY 94-95 Funding: General Fund

#### **VEGETATION**

**Goal 6.D:** To preserve and protect the valuable vegetation resources of Placer County.

- 6.D.1. The County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides, ridges, and along important transportation corridors.
- 6.D.2. The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.
- 6.D.3. The County shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.
- 6.D.4. The County shall ensure that landmark trees and major groves of native trees are preserved and protected. In order to maintain these areas in perpetuity, protected areas shall also include

- younger vegetation with suitable space for growth and reproduction.
- 6.D.5. The County shall establish procedures for identifying and preserving rare, threatened, and endangered plant species that may be adversely affected by public or private development projects.
- 6.D.6. The County shall ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife.
- 6.D.7. The County shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, nutrient catchment, and wildlife habitats. Such communities shall be restored or expanded, where possible.
- 6.D.8. The County shall require that new development preserve natural woodlands to the maximum extent possible.
- 6.D.9. The County shall require that development on hillsides be limited to maintain valuable natural vegetation, especially forests and open grasslands, and to control erosion.
- 6.D.10. The County shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.
- 6.D.11. The County shall support the continued use of prescribed burning to mimic the effects of natural fires to reduce fuel volumes and associated fire hazard to human residents and to enhance the health of biotic communities.
- 6.D.12. The County shall support the retention of heavily vegetated corridors along circulation corridors to preserve their rural character.
- 6.D.13. The County shall support the preservation of native trees and the use of native, drought-tolerant plant materials in all revegetation/landscaping projects.
- 6.D.14. The County shall require that new development avoid, as much as possible, ecologically-fragile areas (e.g., areas of rare or endangered species of plants, riparian areas). Where feasible, these areas should be protected through public acquisition of fee title or conservation easements to ensure protection.

# **Implementation Programs**

6.13. The County shall prepare and maintain an updated list of state and federal rare, threatened, and endangered species known or suspected to occur in the County. The following other uncommon or special-status species which occur or may occur in the County should also be included on the list: 1) plant species included in the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California; 2) species of special concern as designated by California Department of Fish and Game; and 3) California Fully Protected animals as defined by California Fish and Game Code. In addition to updating the list as new information becomes available, the list should be reviewed and amended at least once every two years.

Responsibility: Planning Department

Time Frame: FY 94-95; every two years thereafter

Funding: General Fund

6.14. The County shall develop and maintain a detailed inventory of significant ecological resource areas for use during environmental review to determine potential impacts and monitor cumulative impacts on these resources.

Responsibility: Planning Department Time Frame: FY 94-95; ongoing Funding: General Fund

# OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

**Goal 6.E:** To preserve and enhance open space lands to maintain the natural resources of the County.

#### **Policies**

- 6.E.1. The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible. The County shall permanently protect, as open space, areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains.
- 6.E.2. The County shall require that new development be designed and constructed to preserve the following types of areas and features as open space to the maximum extent feasible:
  - a. High erosion hazard areas;
  - b. Scenic and trail corridors;
  - c. Streams, streamside vegetation;
  - d. Wetlands;
  - e. Other significant stands of vegetation;
  - f. Wildlife corridors; and
  - g. Any areas of special ecological significance.
- 6.E.3. The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.
- 6.E.4. The County shall encourage either private or public ownership and maintenance of open space.
- 6.E.5. The County shall coordinate with local, state, and federal agencies and private organizations to establish visual and physical links among open space areas to form a system that, where appropriate, includes trails. Dedication of easements shall be encouraged, and in many cases, required as lands are developed and built.

# **Implementation Programs**

6.14. The County should develop and adopt an ordinance requiring the dedication of open space lands or payment of open space mitigation fees to provide and maintain open space. The ordinance shall further define geographic areas of benefit. Mitigation fees collected within a particular area of benefit are to be spent within that area of benefit.

Responsibility: Planning Department

Time Frame: FY 94-95 Funding: General Fund

# AIR QUALITY--GENERAL

**Goal 6.F:** To protect and improve air quality in Placer County

#### **Policies**

6.F.1. The County shall cooperate with other agencies to develop a consistent and effective approach to air quality planning and management.

- 6.F.2. The County shall develop mitigation measures to minimize stationary source and area source emissions.
- 6.F.3. The County shall support the Placer County Air Pollution Control District (PCAPCD) in its development of improved ambient air quality monitoring capabilities and the establishment of standards, thresholds, and rules to more adequately address the air quality impacts of new development.
- 6.F.4. The County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality.
- 6.F.5. The County shall encourage project proponents to consult early in the planning process with the County regarding the applicability of Countywide indirect and areawide source programs and transportation control measures (TCM) programs. Project review shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.
- 6.F.6. The County shall require project-level environmental review to include identification of potential air quality impacts and designation of design and other appropriate mitigation measures or offset fees to reduce impacts. The County shall dedicate staff to work with project proponents and other agencies in identifying, ensuring the implementation of, and monitoring the success of mitigation measures.
- 6.F.7. The County shall encourage development to be located and designed to minimize direct and indirect air pollutants.
- 6.F.8. The County shall submit development proposals to the PCAPCD for review and comment in compliance with CEQA prior to consideration by the appropriate decision-making body.
- 6.F.9. In reviewing project applications, the County shall consider alternatives or amendments that reduce emissions of air pollutants.
- 6.F.10. The County may require new development projects to submit an air quality analysis for review and approval. Based on this analysis, the County shall require appropriate mitigation measures consistent with the PCAPCD's 1991 Air Quality Attainment Plan (or updated edition).
- 6.F.11. The County shall apply the buffer standards described on page **Error! Bookmark not defined.** in Part I of this Policy Document and meteorological analyses to provide separation between possible emission/nuisance sources (such as industrial and commercial uses) and residential uses.

## **Implementation Programs**

6.16. The County shall coordinate with other local, regional, and state agencies, including the PCAPCD and the California Air Resources Board (ARB), in incorporating regional and County clean air plans into County planning and project review procedures. The County shall also cooperate with the PCAPCD and ARB in the following efforts:

- a. Enforcing the provision of the California and federal Clean Air Acts, state and regional policies, and established standards for air quality;
- b. Establishing monitoring stations to accurately determine the status of carbon monoxide, ozone, nitrogen dioxide, hydrocarbon and PM<sub>10</sub> concentrations;
- c. Developing and implementing clean fuel regulations for vehicle fleets; and
- d. Developing consistent procedures and thresholds for evaluating both project-specific and cumulative air quality impacts for proposed projects.

Responsibility: Planning Department

Placer County Air Pollution Control District

Time Frame: Ongoing

Funding: APCD (AB 2766) Fees

6.17. The County shall prepare an annual air quality monitoring report. The report shall, within the limits of available information, describe local carbon monoxide, ozone, and  $PM_{10}$  ambient air quality standard violations during the past year. The report shall be submitted to the Board of Supervisors and made available to the public.

Responsibility: Placer County Air Pollution Control District

Time Frame: Annually

Funding: APCD (AB 2766) fees

6.18. The County shall work with the PCAPCD to develop minimum project threshold sizes that would trigger requirements for air quality analyses and project mitigation. Those thresholds and mitigation measures shall be incorporated into the 1994 Air Quality Attainment Plan (AQAP). Elevated carbon monoxide concentrations are associated with congested intersections having high traffic volumes. To address this problem, the PCAPCD could require carbon monoxide (CO) modeling and intersection-specific mitigation measures for congested intersections having a level of service of D, E, or F designed to improve these levels of service.

Responsibility: Planning Department

Placer County Air Pollution Control District

Time Frame: FY 94-95

Funding: APCD (AB 2766) fees

General Fund

6.19. The County shall encourage the PCAPCD to revise its AQAP as required every three years. For the 1994 AQAP, the County shall ensure that the PCAPCD revises its AQAP to reflect the new population estimates and vehicle travel associated with the updated General Plan. The 1994 AQAP should incorporate additional air quality programs that are not currently in the AQAP to compensate for the increased population and emissions associated with anticipated development.

Responsibility: Planning Department

Placer County Air Pollution Control District

Time Frame: FY 94-95

Funding: APCD (AB 2766) fees

General Fund

6.20. The County should ensure that the U.S. EPA, in the preparation of the Federal Implementation Plan (FIP) for the Sacramento Valley Air Basin, uses the General Plan population projections associated with the Placer County portion of the Sacramento Air Basin. The County should also ensure that the PCAPCD and the Sacramento Area Council of Governments use the General Plan population projections associated with the Placer County portion of the Sacramento Air Basin in the preparation of the State Implementation Plan (SIP).

Responsibility: Planning Department

Placer County Air Pollution Control District

Time Frame: FY 94-95

Funding: APCD (AB 2766) fees

General Fund

6.21. The County shall explore alternative financing mechanisms for local air quality improvement programs. The County shall also examine whether grants are available to establish an air quality monitoring program. In addition, the County shall develop a methodology providing project proponent funding or roadway improvements that equitably recovers the costs of those improvements.

Responsibility: Placer County Air Pollution Control District

Time Frame: Ongoing

Funding: APCD (AB 2766) Fees

- 6.22. In consultation with the PCAPCD, cities and special districts, transit providers, and major employers in Placer County, the County shall adopt a program to encourage the widespread use of clean fuels. This program shall include the following components:
  - a. Encouraging the PCAPCD to implement a clean fuels fleet rule;
  - b. Vigorously pursuing replacement of existing County vehicles that burn gasoline and diesel fuel with vehicles that use clean fuels including, but not limited to, methanol, compressed natural gas (CNG), liquified petroleum gas (LPG), and electric batteries;
  - c. Encouraging existing fueling stations in the County to provide clean fuels such as methanol and LPG; and
  - d. Encouraging bus service companies based in Placer County to use clean fuel buses in their daily operations.

Responsibility: Public Works Department

Facility Services Department County Executive Office

**Board of Supervisors** 

Time Frame: FY 94-95; ongoing Funding: General Fund

# AIR QUALITY-TRANSPORTATION/CIRCULATION

**Goal 6.G:** To integrate air quality planning with the land use and transportation planning process.

#### **Policies**

6.G.1. The County shall require new development to be planned to result in smooth flowing traffic conditions for major roadways. This includes traffic signals and traffic signal coordination, parallel roadways, and intra- and inter-neighborhood connections where significant reductions in overall emissions can be achieved.

- 6.G.2. The County shall continue and, where appropriate, expand the use of synchronized traffic signals on roadways susceptible to emissions improvement through approach control.
- 6.G.3. The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in County transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities.
- 6.G.4. The County shall consider instituting disincentives for single-occupant vehicle trips, including limitations in parking supply in areas where alternative transportation modes are available and other measures identified by the Placer County Air Pollution Control District and incorporated into regional plans.
- 6.G.5. The County shall endeavor to secure adequate funding for transit services so that transit is a viable transportation alternative. New development shall pay its fair share of the cost of transit equipment and facilities required to serve new projects.
- 6.G.6. The County shall require large new developments to dedicate land for and construct appropriate improvements for park-and-ride lots, if suitably located.
- 6.G.7. The County shall require stationary-source projects that generate significant amounts of air pollutants to incorporate air quality mitigation in their design.

[See also policies/programs under Goal 3.D., Non-Motorized Transportation.]

# **SECTION 7**

# AGRICULTURAL AND FORESTRY RESOURCES

# AGRICULTURAL LAND USE

**Goal 7.A:** To provide for the long-term conservation and use of agriculturally-designated lands.

- 7.A.1. The County shall protect agriculturally-designated areas from conversion to non-agricultural uses.
- 7.A.2. The County shall ensure that unincorporated areas within city spheres of influence that are designated for agricultural uses are maintained in large parcel sizes of 10-acre minimums or larger.
- 7.A.3. The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses.
- 7.A.4. The County shall provide protection from flooding for agricultural and related activities from flooding.
- 7.A.5. The County shall regularly monitor and comment on pending state and federal legislation affecting agricultural lands.
- 7.A.6. The County shall encourage land improvement programs to increase soil productivity in those agricultural areas containing lesser quality soils.
- 7.A.7. The County shall maintain agricultural lands in large parcel sizes to retain viable farming units.
- 7.A.8. The County shall encourage infill development in urban areas as an alternative to expanding urban boundaries into agricultural areas.
- 7.A.9. The County shall support merging or reversion to acreage of substandard lots in "paper subdivisions" in agriculturally-designated areas under the same ownership, and not being used as separate parcels.
- 7.A.10. The County shall facilitate agricultural production by allowing agricultural service uses (i.e., commercial and industrial uses) to locate in agriculturally-designated areas if they relate to the primary agricultural activity in the area. The County shall use the following guidelines to analyze the suitability of a proposed agricultural service use:
  - a. The use will not adversely affect agricultural production in the area;
  - b. The use supports local agricultural production;
  - c. It is compatible with existing agricultural activities and residential uses in the area;
  - d. The use will not require the extension of sewer or water lines; and
  - e. It will not result in a concentration of commercial or industrial uses in the immediate area.
- 7.A.11. The County shall support appropriate efforts by private conservation organizations to use conservation easements as a tool for agricultural preservation.

- 7.A.12. The County shall actively encourage enrollments of agricultural lands in its Williamson Act program.
- 7.A.13. The County shall encourage multi-seasonal use such as private recreational development, agricultural lands, and timberlands to enhance the economic viability.

[See also policies/programs under Goal 1.G., Agricultural Land Use.]

# **Implementation Programs**

7.1. The County should add a clause to all future Williamson Act contracts that prohibits subdivision of the land under contract for the duration of the contract, unless the Board of Supervisors can make the findings that a proposed subdivision enhances the long-term agricultural use of the land.

Responsibility: Agricultural Commissioner

**Board of Supervisors** 

Time Frame: FY 94-95 Funding Source: N/A

7.2. The County shall encourage adoption of sound soil conservation practices for farming operations on highly erodible soils by directing landowners in these areas to the agricultural advisory services of the University of California Cooperative Extension, Farm and Home Advisor; the U.S. Soil Conservation Service, the Placer County Resource Conservation District, and the County Agricultural Commissioner.

Responsibility: Agricultural Commissioner

Department of Public Works

Time Frame: FY 94-95 Funding Source: General Fund

7.3. The County shall develop a program for the purchase and transfer of development rights as a means to preserve and protect agricultural land. Such a program should identify the most critical farmland for preservation based on physical and economic considerations. The program should identify the most suitable "receiving areas." The County should work with public and private agencies, including the U.S. Soil Conservation Service, the California Department of Conservation, the California Farm Bureau, and the American Farmland Trust., in developing the program.

Responsibility: Planning Department

Agricultural Commissioner

Time Frame: FY 94-95
Funding Source: General Fund
Public Bond

#### LAND USE CONFLICTS

**Goal 7.B:** To minimize existing and future conflicts between agricultural and non-agricultural uses in agriculturally-designated areas.

- 7.B.1. The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.
- 7.B.2. The County shall weigh the economic benefits of surface mining against the value of preserving agriculture when considering mineral extraction proposals on land designated for agricultural use.
- 7.B.3. The County shall consider fencing subdivided lands adjoining agricultural uses as a potential mitigation measure to reduce conflicts between residential and agricultural uses. Factors to be considered in implementing such a measure include:
  - a. The type of agricultural operation (i.e., livestock, orchard, timber, row crops);
  - b. The size of the lots to be created;
  - c. The presence or lack of fences in the area;
  - d. Existing natural barriers that prevent trespass; and
  - e. Passage of wildlife.
- 7.B.4. The County shall continue to enforce the provisions of its Right-to-Farm Ordinance and of the existing state nuisance law.
- 7.B.5. The County shall encourage educational programs to inform Placer County residents of the importance of protecting farmland.

#### ECONOMIC VIABILITY OF AGRICULTURE

**Goal 7.C:** To protect and enhance the economic viability Placer County's agricultural operations.

- 7.C.1. The County shall attempt to improve the financial viability of the agricultural sector of Placer County's economy through actions that have the potential to reduce costs and increase profits.
- 7.C.2. The County shall promote agricultural operations that provide a competitive edge to Placer County farmers.
- 7.C.3. The County shall support opportunities to promote and market agricultural products grown or processed within Placer County (such as Farmers' Markets) as a part of the economic development activities of local agencies.
- 7.C.4. The County shall permit a wide variety of promotional and marketing activities for County-grown products in all agricultural zone districts.
- 7.C.5. The County shall permit on-farm product handling and selling. The County shall permit stands for the sale of agricultural products in any agricultural land use designation to promote and market those agricultural products grown or processed in Placer County. Secondary and incidental sales of agricultural products grown elsewhere may be permitted subject to appropriate approvals.
- 7.C.6. The County shall ensure that land use regulations do not arbitrarily restrict potential agricultural-

related enterprises which could provide supplemental sources of income for farm operators.

- 7.C.7. The County shall maintain regulations that exempt certain agricultural buildings from the construction requirements of the Uniform Building Code, subject to limitations on the size, occupancy, location, and use of such structures.
- 7.C.8. The County shall ensure that changes in special district assessment and local taxes do not unduly burden owners of agricultural lands.
- 7.C.9. The County shall urge the State Legislature to provide more funding for the Agricultural Export Program of the California Department of Food and Agriculture, which seeks to expand foreign markets for several commodities produced in Placer County.
- 7.C.10. The County shall urge the State Legislature to expand Rural Renaissance Program funding to include agriculture-related activities such as market and product development analysis.

# **Implementation Program**

7.5. The County shall develop and adopt procedures to review and evaluate the impact of proposed changes in assessments and local taxes on owners of agriculturally-designated lands relative to the impact on owners of lands designated for other uses.

Responsibility: County Executive

**Local Agency Formation Commission** 

Time Frame: FY 94-95 Funding Source: General Fund

# AGRICULTURAL WATER

- **Goal 7.D:** To maximize the productivity of Placer County's agriculture uses by ensuring adequate supplies of water.
- 7.D.1. The County shall support efforts to deliver adequate surface water to agricultural areas with deficient water supplies.
- 7.D.2. The County shall encourage water conservation by farmers. To this end, the County shall, through the Agricultural Commissioner and U.C. Cooperative Extension, continue to provide information on irrigation methods and best management practices. The County shall also support conservation efforts of the California Farm Bureau, resource conservation districts, Soil Conservation Service, and irrigation districts.
- 7.D.3. The County should participate with cities and special districts in establishing programs for the agricultural re-use of treated wastewater in a manner that would be economically beneficial to agriculture.
- 7.D.4. The County shall participate and encourage multi-agency participation in water projects where such coordination can improve the likelihood of providing affordable irrigation water to areas of Placer County with deficient water supplies.

- 7.D.5. The County will work with local irrigation districts to preserve local water rights to ensure that water saved through conservation may be stored and used locally, rather than appropriated and used outside of Placer County.
- 7.D.6. The County shall encourage the use of reclaimed water where appropriate for agricultural production.

[See also policies/programs under Goal 6.A., Water Resources.]

#### FOREST RESOURCES

**Goal 7.E:** To conserve Placer County's forest resources, enhance the quality and diversity of forest ecosystems, reduce conflicts between forestry and other uses, and encourage a sustained yield of forest products.

#### **Policies**

- 7.E.1. The County shall encourage the sustained productive use of forest land as a means of providing open space and conserving other natural resources.
- 7.E.2. The County shall discourage development that conflicts with timberland management.
- 7.E.3. The County shall work closely and coordinate with agencies involved in the regulation of timber harvest operations to ensure that County conservation goals are achieved.
- 7.E.4. The County shall encourage qualified landowners to enroll in the Timberland Production Zone (TPZ) program.
- 7.E.5. The County shall review all proposed timber harvest plans (THPs) and shall request that the California Department of Forestry and Fire Protection (CDF) amend THPs to address public safety concerns, such as requiring alternate haul routes if use of proposed haul routes would jeopardize public health and safety or result in damage to public or private roads.
- 7.E.6. The County shall encourage and promote the productive use of wood waste generated in the County.

#### **Implementation Programs**

7.6. The County, in consultation with the California Department of Forestry and Fire Protection, shall conduct a careful evaluation of the Forest Practice Rules with regard to clearcutting and other forest management practices with potential visual impacts; use of prescribed burning; protection of biological, soil, and water resources; and protection of old growth forest in Placer County. If the Forest Practice Rules are found to be inadequate, a Special Forest Practice Rules package for Placer County shall be proposed to the Board of Forestry to address these inadequacies.

Responsibility: Planning Department

Agricultural Commissioner

**Board of Supervisors** 

Time Frame: FY 96-97 Funding: General Fund 7.7. The County shall encourage the California Department of Forestry and Fire Protection to complete an inventory of new trees and existing and residual stands of ancient and old growth forest on private timberlands in Placer County. The results of this inventory shall be incorporated into the County's biological resources database for use in future land use planning decisions.

Responsibility: Planning Department

Agricultural Commissioner

Time Frame: FY 94-95
Funding: General Fund
State grants

7.8. The County shall encourage the U.S. Forest Service and the California Department of Forestry and Fire Protection to identify the potential impacts on, and the need for preservation of, old growth forests in Placer County.

Responsibility: Planning Department

Agricultural Commissioner

Time Frame: FY 94-95 Funding: N/A

7.9. The County shall formally request that the California Department of Forestry and Fire Protection include educational materials for residents in its Notice of Intent to Harvest Timber. Such materials should include information concerning the Forest Practice Act, Forest Practice Rules, and Department of Forestry Timber Harvest Plan review process.

Responsibility: Planning Department

Agricultural Commissioner

Time Frame: FY 94-95 Funding: General Fund

# **SECTION 8**

#### HEALTH AND SAFETY

#### SEISMIC AND GEOLOGICAL HAZARDS

**Goal 8.A:** To minimize the loss of life, injury, and property damage due to seismic and geological hazards.

- 8.A.1. The County shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., groundshaking, landslides, liquefaction, critically expansive soils, avalanche).
- 8.A.2. The County shall require submission of a preliminary soils report, prepared by a registered civil engineer and based upon adequate test borings, for every major subdivision and for each individual lot where critically expansive soils have been identified or are expected to exist.
- 8.A.3. The County shall prohibit the placement of habitable structures or individual sewage disposal systems on or in critically expansive soils unless suitable mitigation measures are incorporated to prevent the potential risks of these conditions.
- 8.A.4. The County shall ensure that areas of slope instability are adequately investigated and that any development in these areas incorporates appropriate design provisions to prevent landsliding.
- 8.A.5. In landslide hazard areas, the County shall prohibit avoidable alteration of land in a manner that could increase the hazard, including concentration of water through drainage, irrigation, or septic systems; removal of vegetative cover; and steepening of slopes and undercutting the bases of slopes.
- 8.A.6. The County shall require the preparation of drainage plans for development in hillside areas that direct runoff and drainage away from unstable slopes.
- 8.A.7. In areas subject to severe groundshaking, the County shall require that new structures intended for human occupancy be designed and constructed to minimize risk to the safety of occupants.
- 8.A.8. County shall continue to support scientific geologic investigations which refine, enlarge, and improve the body of knowledge on active fault zones, unstable areas, severe groundshaking, avalanche potential, and other hazardous conditions in Placer County.
- 8.A.9. The County shall require that the location and/or design of any new buildings, facilities, or other development in areas subject to earthquake activity minimize exposure to danger from fault rupture or creep.
- 8.A.10. The County shall require that new structures permitted in areas of high liquefaction potential be sited, designed, and constructed to minimize the dangers from damage due to earthquake-induced liquefaction.

8.A.11. The County shall limit development in areas of steep or unstable slopes to minimize hazards caused by landslides or liquefaction.

8.A.12. The County shall not issue permits for new development in potential avalanche hazard areas (PAHA) as designated in the Placer County Avalanche Management Ordinance unless project proponents can demonstrate that such development will be safe under anticipated snow loads and conditions of an avalanche

#### **Implementation Programs**

8.1. The County shall continue to enforce provisions of the Uniform Building Code which address seismic concerns, including masonry building design requirements.

Responsibility: Building Department

Time Frame: Ongoing Funding: General Fund

8.2. The County shall assess the need for an ordinance requiring evaluation of unreinforced masonry structures and the repair or replacement of identified hazardous structures.

Responsibility: Building Department

Time Frame: FY 94-95 Funding: General Fund

# FLOOD HAZARDS

**Goal 8.B:** To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from flood hazards.

- 8.B.1. The County shall promote flood control measures that maintain natural conditions within the 100-year floodplain of rivers and streams.
- 8.B.2. The County shall continue to participate in the Federal Flood Insurance Program.
- 8.B.3. The County shall require flood-proofing of structures in areas subject to flooding.
- 8.B.4. The County shall require that the design and location of dams and levees be in accordance with all applicable design standards and specifications and accepted state-of-the-art design and construction practices.
- 8.B.5. The County shall coordinate with neighboring jurisdictions to mitigate the impacts of new development in Placer County that could increase or potentially affect runoff onto parcels downstream in a neighboring jurisdiction.
- 8.B.6. The County shall prohibit the construction of facilities essential for emergencies and large public assembly in the 100-year floodplain, unless the structure and access to the structure are free from flood inundation.

8.B.7. The County shall require flood control structures, facilities, and improvements to be designed to conserve resources, incorporate and preserve scenic values, and to incorporate opportunities for recreation, where appropriate.

8.B.8. The County shall require that flood management programs avoid alteration of waterways and adjacent areas, whenever possible.

[See also policies/programs under Goal 4.E.; Stormwater Drainage; and Goal 4.F., Flood Protection.]

# **Implementation Programs**

8.3. The County shall continue to maintain flood hazard maps and other relevant floodplain data and shall revise or update this information as new information becomes available.

Responsibility: Department of Public Works

Flood Control District

Time Frame: Ongoing Funding: General Fund

8.4. The County will annually review and revise its Dam Failure Evacuation Plan and applicable portions of the County Emergency Operations Plan. The Office of Emergency Services will continue to provide public information on dam failure preparedness and response.

Responsibility: County Executive

Office of Emergency Services

Time Frame: Annually Funding: General Fund

8.5. The County shall continue to implement and enforce its Flood Damage Prevention Ordinance.

Responsibility: Department of Public Works

Flood Control District

Time Frame: Ongoing Funding: General Fund

#### **FIRE HAZARDS**

**Goal 8.C:** To minimize the risk of loss of life, injury, and damage to property and watershed resources resulting from unwanted fires.

- 8.C.1. The County shall ensure that development in high-fire-hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable state and County fire standards.
- 8.C.2. The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for fire-resistant vegetation, cleared fire breaks, or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas.

8.C.3. The County shall require that new development meets state, County, and local fire district standards for fire protection.

- 8.C.4. The County shall refer development proposals in the unincorporated County to the appropriate local fire agencies for review for compliance with fire safety standards. If dual responsibility exists, then both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall be applied.
- 8.C.5. The County shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce the potential loss of life and property in accordance with state and local codes and ordinances.
- 8.C.6. The County shall encourage fire protection agencies to continue education programs in schools, service clubs, organized groups, industry, utility companies, government agencies, press, radio, and television in order to increase public awareness of fire hazards within the County.
- 8.C.7. The County shall work with local fire protection agencies, the California Department of Forestry and Fire Protection, and the U.S. Forest Service to promote the maintenance of existing fuel breaks and emergency access routes for effective fire suppression.
- 8.C.8. The County shall encourage and promote installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation.
- 8.C.9. The County shall work with local fire agencies to develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures.
- 8.C.10. The County shall continue to implement state fire safety standards through enforcement of the applicable standards contained in the Placer County Land Development Manual.
- 8.C.11. The County shall continue to work cooperatively with the California Department of Forestry and Fire Protection and local fire protection agencies in managing wildland fire hazards.
- 8.C.12. The County shall support annexations and consolidations of fire districts and services to improve service delivery to the public.

[See also policies/programs under Goal 4.1, Fire Protection Services.]

#### **Implementation Programs**

8.6. The County shall periodically evaluate fire protection services in the County to determine if fire protection resources are being effectively and efficiently used.

Responsibility: County Executive

Office of Emergency Services

Time Frame: Periodically Funding: General Fund

8.7. The County shall work with the California Department of Forestry and Fire Protection, local fire protection agencies, and city fire departments to maximize the use of resources to develop functional and/or operational consolidations and standardization of services and to maximize the efficient use of fire protection resources.

Responsibility: County Executive

Office of Emergency Services

Time Frame: Ongoing Funding: General Fund

[See also policies/programs under Goal 4.I., Fire Protection Services.]

# AIRPORT HAZARDS

**Goal 8.D:** To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from airport hazards.

#### **Policies**

- 8.D.1. The County shall ensure that new development around airports does not create safety hazards such as lights from direct or reflective sources, smoke, electrical interference, hazardous chemicals, or fuel storage in violation of adopted safety standards.
- 8.D.2. The County shall limit land uses in airport safety zones to those uses listed in the applicable airport comprehensive land use plans (CLUPs) as compatible uses. Exceptions shall be made only as provided for in the CLUPs. Such uses shall also be regulated to ensure compatibility in terms of location, height, and noise.
- 8.D.3. The County shall ensure that development within the airport approach and departure zones complies with Part 77 of the Federal Aviation Administration Regulations (objects affecting navigable airspace).

# **Implementation Programs**

8.8. The County shall review all development projects within the overflight zones of Placer County airports for consistency with applicable airport comprehensive land use plans (CLUPs).

Responsibility: Planning Department

**Planning Commission** 

Time Frame: Ongoing Funding: Permit fees

# **EMERGENCY MANAGEMENT**

**Goal 8.E:** To ensure the maintenance of an Emergency Management Program to effectively prepare for, respond to, recover from, and mitigate the effects of natural or technological disasters.

#### **Policies**

8.E.1. The County shall continue to maintain, periodically update, and test the effectiveness of its Emergency Operations Plan.

8.E.2. The County shall continue to coordinate emergency preparedness, response, recovery, and mitigation activities with special districts, service agencies, voluntary organizations, cities within the County, surrounding cities and counties, and state and federal agencies.

- 8.E.3. The County shall continue to provide a high-visibility promotional program to inform the general public of emergency preparedness and disaster response procedures.
- 8.E.4. The County shall, through its Office of Emergency Services, maintain the capability to effectively respond to emergency incidents.
- 8.E.5. The County shall maintain an emergency operations center to coordinate emergency response, management, and recovery activities.
- 8.E.6. The County shall ensure that the siting of critical emergency response facilities such as hospitals, fire stations, sheriff's offices and substations, dispatch centers, emergency operations centers, and other emergency service facilities and utilities have minimal exposure to flooding, seismic and geological effects, fire, avalanche, and explosions.

# **Implementation Programs**

8.9. The County shall adopt and implement current emergency management principles and practices in all aspects of its emergency management program.

Responsibility: County Executive

Office of Emergency Services

Time Frame: Ongoing Funding: General Fund

8.10. The County shall adopt regulations and standards for incident management, allocation of resources, and continuity of government.

Responsibility: County Executive

Office of Emergency Services

Time Frame: Ongoing Funding: General Fund

8.11. The County shall develop and maintain agreements with other local, state, and federal agencies to ensure coordinated disaster response.

Responsibility: County Executive

Office of Emergency Services

Time Frame: Ongoing Funding: General Fund

8.12. The County shall periodically conduct emergency exercises to evaluate the County's emergency planning, operations, and training.

Responsibility: County Executive

Office of Emergency Services

Time Frame: Ongoing Funding: General Fund

#### PUBLIC SAFETY AND EMERGENCY MANAGEMENT FACILITIES

**Goal 8.F:** To protect public health and safety through safe location of structures necessary for the protection of public safety and/or the provision of emergency services.

#### **Policies**

- 8.F.1. The County shall not locate new County structures necessary for the protection of public safety and/or the provision of emergency services in areas subject to inundation, subsidence, slope failure, surface rupture, or ground failure in a seismic event. Exception to this policy may be granted if the only alternative location would be so distant as to jeopardize the safety of the community, given that adequate precautions are taken to protect the facility.
- 8.F.2. The County shall, within its authority, ensure that emergency dispatch centers, emergency operations centers, communications systems, vital utilities, and other essential public facilities necessary for the continuity of government be designed in a manner that will allow them to remain operational during and following an earthquake or other disaster.

# **Implementation Programs**

8.13. The County shall conduct an evaluation of County-owned safety and emergency management facilities and public utility systems for susceptibility to damage due to flood inundation or geological or seismic hazards, and shall analyze the extent of acceptable risk of the effects of such flooding or groundshaking.

Responsibility: Department of Public Works

Office of Emergency Services

**Building Department** 

Time Frame: FY 95-96 Funding: General Fund

#### **HAZARDOUS MATERIALS**

Goal 8.G: To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials wastes.

- 8.G.1. The County shall ensure that the use and disposal of hazardous materials in the County complies with local, state, and federal safety standards.
- 8.G.2. The County shall discourage the development of residences or schools near known hazardous waste disposal or handling facilities.
- 8.G.3. The County shall review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the County's Hazardous Waste Management Plan (CHWMP).

The County shall ensure that the mining and processing of toxic metals in the County is conducted 8.G.4. in compliance with applicable environmental protection standards and minimizes impacts on adjacent lands and the surrounding natural environment.

- 8.G.5. The County shall strictly regulate the storage of hazardous materials and wastes.
- 8.G.6. The County shall require secondary containment and periodic examination for all storage of toxic materials.
- 8.G.7. The County shall ensure that industrial facilities are constructed and operated in accordance with current safety and environmental protection standards.
- 8.G.8. The County shall require that new industries that store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone shall be determined by the County.
- 8.G.9. The County shall require that applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.
- 8.G.10. The County shall require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material.
- 8.G.11. The County shall encourage the State Department of Health Services and the California Highway Patrol to review permits for radioactive materials on a regular basis and to promulgate and enforce public safety standards for the use of these materials, including the placarding of transport vehicles.
- The County shall identify sites that are in appropriate for hazardous material storage, maintenance, 8.G.12. use, and disposal facilities due to potential impacts on adjacent land uses and the surrounding natural environment.
- 8.G.13. The County shall work with local fire protection and other agencies to ensure an adequate Countywide response capability to hazardous materials emergencies.

# **Implementation Programs**

The County shall maintain and implement a County Hazardous Waste Management Plan 8.14. (CHWMP). The plan shall address the following: hazardous waste generators; emergency response programs; transportation, storage, collection, treatment, and disposal of hazardous wastes generated within Placer County; the siting of hazardous waste facilities; and enforcement activities. Any proposed hazardous waste facility or expansion of an existing hazardous waste facility shall be consistent with the CHWMP.

Responsibility: Department of Public Works

Health Department

Planning Department

Time Frame: Ongoing Funding: Tipping fees General Fund

8.15. The County shall prepare and maintain a Hazardous Materials Emergency Response Plan.

Responsibility: Health Department

County Executive

Office of Emergency Services

Time Frame: Ongoing Funding: General Fund

8.16. The County shall enter into agreements with other agencies for mutual aid during hazardous materials emergencies.

Responsibility: County Executive

Office of Emergency Services

Time Frame: Ongoing Funding: General Fund

# **AVALANCHE HAZARDS**

**Goal 8.H:** To minimize the risk of loss of life, injury, and damage to property due to avalanche.

#### **Policies**

- 8.H.1. The County shall maintain maps of potential avalanche hazard areas.
- 8.H.2. The County shall require new development in areas of avalanche hazard to be sited, designed, and constructed to minimize avalanche hazards.

# **Implementation Programs**

8.17. The County shall amend local ordinances as necessary to reflect updated avalanche hazard information.

Responsibility: Planning Department

Time Frame: FY 94-95 Funding: General Fund

#### **PUBLIC HEALTH**

**Goal 8.I:** To provide municipal-type environmental health services to the unincorporated urban development areas in Western Placer County.

- 8.I.1. Within overall County budgetary constraints, the County shall strive to provide one environmental health specialist per every 9,000 persons in the Western Placer County.
- 8.I.2. The County shall endeavor to identify and control important diseases transmitted by environmental factors in the Western Placer County.

# **Implementation Programs**

8.18. The County shall pursue means such as a County service area or assessment district to provide mosquito abatement activities to prevent the spread of disease in the Western Placer County.

Responsibility: Environmental Health Division

Time Frame: FY 94-95 Funding: General Fund

8.19. The County shall identify and seek to provide a suitable location for a branch office of the Environmental Health Division in the western County.

Responsibility: Environmental Health Division

Time Frame: FY 94-95

Funding: General Fund

# **SECTION 9**

# **NOISE**

**Goal 9.A:** To protect County residents from the harmful and annoying effects of exposure to excessive noise.

- 9.A.1. The County shall not allow development of new noise-sensitive uses where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 9-1 as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 9-1.
- 9.A.2. The County shall require that noise created by new non-transportation noise sources be mitigated so as not to exceed the noise level standards of Table 9-1 as measured immediately within the property line of lands designated for noise-sensitive uses.
- 9.A.3. The County shall continue to enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC).
- 9.A.4. Impulsive noise produced by blasting should not be subject to the criteria listed in Table 9-1. Single event impulsive noise levels produced by gunshots or blasting shall not exceed a peak linear overpressure of 122 db, or a C-weighted Sound Exposure Level (SEL) of 98 dBC. The cumulative noise level from impulsive sounds such as gunshots and blasting shall not exceed 60 dB LCdn or CNELC on any given day. These standards shall be applied at the property line of a receiving land use.
- 9.A.5. Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 9-1 at existing or planned noise-sensitive uses, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. The requirements for the content of an acoustical analysis are listed in Table 9-2.
- 9.A.6. The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Figure 9-1.
- 9.A.7. The County shall purchase only new equipment and vehicles which comply with noise level performance standards based upon the best available noise reduction technology.
- 9.A.8. New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources, including airports, which exceed the levels specified in Table 9-3, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 9-3.

#### **TABLE 9-1**

# ALLOWABLE Ldn NOISE LEVELS WITHIN SPECIFIED ZONE DISTRICTS<sup>1</sup> Applicable to New Projects Affected by or Including Non-Transportation Noise Sources

Zone District of	Property Line of Receiving Use	Interior Spaces <sup>2</sup>	
Receptor			
Residential Adjacent to Industrial <sup>3</sup>	60	45	
Other Residential <sup>4</sup>	50	45	
Office/Professional	70	45	
Transient Lodging	65	45	
Neighborhood Commercial	70	45	
General Commercial	70	45	
Heavy Commercial	75	45	
Limited Industrial	75	45	
Highway Service	75	45	
Shopping Center	70	45	
Industrial		45	
Industrial Park	75	45	
Industrial Reserve			
Airport		45	
Unclassified			
Farm	(see footnote 6)		
Agriculture Exclusive	(see footnote 6)		
Forestry			
Timberland Preserve			
Recreation & Forestry	70		
Open Space			
Mineral Reserve			

# **Notes:**

- Except where noted otherwise, noise exposures will be those which occur at the property line of the receiving
  use.
- Where existing transportation noise levels exceed the standards of this table, the allowable Ldn shall be raised to the same level as that of the ambient level.
- If the noise source generated by, or affecting, the uses shown above consists primarily of speech or music, of if the noise source is impulsive in nature, the noise standards shown above shall be decreased by 5 dB.
- Where a use permit has established noise level standards for an existing use, those standards shall supersede the levels specified in Table 9-1 and Table 9-3. Similarly, where an existing use which is not subject to a use permit causes noise in excess of the allowable levels in Tables 9-1 and 9-3, said excess noise shall be considered the allowable level. If a new development is proposed which will be affected by noise from such an existing use, it will ordinarily be assumed that the noise levels already existing or those levels allowed by the existing use permit, whichever are greater, are those levels actually produced by the existing use.

Existing industry located in industrial zones will be given the benefit of the doubt in being allowed to emit
increased noise consistent with the state of the art5 at the time of expansion. In no case will expansion of an
existing industrial operation be cause to decrease allowable noise emission limits. Increased emissions above
those normally allowable should be limited to a one-time 5 dB increase at the discretion of the decision
making body.

- The noise level standards applicable to land uses containing incidental residential uses, such as caretaker dwellings at industrial facilities and homes on agriculturally zoned land, shall be the standards applicable to the zone district, not those applicable to residential uses.
- Where no noise level standards have been provided for a specific zone district, it is assumed that the interior and/or exterior spaces of these uses are effectively insensitive to noise.

<sup>1</sup> Overriding policy on interpretation of allowable noise levels: Industrial-zoned properties are confined to unique areas of the County, and are irreplaceable. Industries which provide primary wage-earner jobs in the County, if forced to relocate, will likely be forced to leave the County. For this reason, industries operating upon industrial zoned properties must be afforded reasonable opportunity to exercise the rights/privileges conferred upon them be their zoning. Whenever the allowable noise levels herein fall subject to interpretation relative to industrial activities, the benefit of the doubt shall be afforded to the industrial use.

Where an industrial use is subject to infrequent and unplanned upset or breakdown of operations resulting in increased noise emissions, where such upsets and breakdowns are reasonable considering the type of industry, and where the industrial use exercises due diligence in preventing as well as correcting such upsets and breakdowns, noise generated during such upsets and breakdowns shall not be included in calculations to determine conformance with allowable noise levels.

- <sup>2</sup> Interior spaces are defined as any locations where some degree of noise-sensitivity exists. Examples include all habitable rooms of residences, and areas where communication and speech intelligibility are essential, such as classrooms and offices.
- <sup>3</sup> Noise from industrial operations may be difficult to mitigate in a cost-effective manner. In recognition of this fact, the exterior noise standards for residential zone districts immediately adjacent to industrial, limited industrial park, and industrial reserve zone districts have been increased by 10 dB as compared to residential districts adjacent to other land uses.

For purposes of the Noise Element, residential zone districts are defined to include the following zoning classifications: AR, R-1, R-2, R-3, FR, RP, TR-1, TR-2, TR-3, and TR-4.

<sup>4</sup> Where a residential zone district is located within an -SP combining district, the exterior noise level standards are applied at the outer boundary of the -SP district. If an existing industrial operation within an -SP district is expanded or modified, the noise level standards at the outer boundary of the -SP district may be increased as described above in these standards.

Where a new residential use is proposed in an -SP zone, an Administrative Review Permit is required, which may require mitigation measures at the residence for noise levels existing and/or allowed by use permit as described under "NOTES," above, in these standards.

- <sup>5</sup> State of the art should include the use of modern equipment with lower noise emissions, site design, and plant orientation to mitigate offsite noise impacts, and similar methodology.
- <sup>6</sup> Normally, agricultural uses are noise insensitive and will be treated in this way. However, conflicts with agricultural noise emissions can occur where single-family residences exist within agricultural zone districts. Therefore, where effects of agricultural noise upon residences located in these agricultural zones is a concern, an Ldn of 70 dBA will be considered acceptable outdoor exposure at a residence.

# **TABLE 9-2**

# REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS (See Policy 9.A.5)

An acoustical analysis prepared pursuant to Policy 9.A.5 shall:				
1.	Be the financial responsibility of the applicant.			
2.	Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.			
3.	Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.			
4.	Estimate existing and projected cumulative (20 years) noise levels in terms of Ldn or CNEL and/or the standards of Table 9-1, and compare those levels to the policies in this section. Noise prediction methodology must be consistent with the Placer County Acoustical Design Manual.			
5.	Recommend appropriate mitigation to achieve compliance with the policies and standards of this section, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.			
6.	Estimate noise exposure after the prescribed mitigation measures have been implemented.			
7.	Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.			

# **TABLE 9-3**

# MAXIMUM ALLOWABLE NOISE EXPOSURE Transportation Noise Sources

Land Use	Outdoor Activity Areas <sup>1</sup>	Interior Spaces	
Land Ose	Ldn/CNEL, dB	Ldn/CNEL,dB	Leq, dB <sup>2</sup>
Residential	603	45	
Transient Lodging	603	45	
Hospitals, Nursing Homes	603	45	
Theaters, Auditoriums, Music Halls			35
Churches, Meeting Halls	603		40
Office Buildings			45
Schools, Libraries, Museums			45
Playgrounds, Neighborhood Parks	70		

<sup>&</sup>lt;sup>1</sup> Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

<sup>&</sup>lt;sup>2</sup> As determined for a typical worst-case hour during periods of use.

<sup>&</sup>lt;sup>3</sup> Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

9.A.9. Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 9-3 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

- 9.A.10. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 9-3 or the performance standards of Table 9-1, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. At the discretion of the County, the requirement for an acoustical analysis may be waived provided that all of the following conditions are satisfied:
  - a. The development is for less than five single-family dwellings or less than 10,000 square feet of total gross floor area for office buildings, churches, or meeting halls;
  - b. The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source or airport, or when the noise source consists of multiple transportation noise sources;
  - c. The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity areas (other than outdoor sports and recreation areas) does not exceed 65 dB Ldn (or CNEL) prior to mitigation. For outdoor sports and recreation areas, the existing or projected future noise exposure may not exceed 75 dB Ldn (or CNEL) prior to mitigation;
  - d. The topography in the project area is essentially flat; that is, noise source and receiving land use are at the same grade; and
  - e. Effective noise mitigation, as determined by the County, is incorporated into the project design to reduce noise exposure to the levels specified in Table 9-1 or 9-3. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the Placer County Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.
- 9.A.11. The County shall implement one or more of the following mitigation measures where existing noise levels significantly impact existing noise-sensitive land uses, or where the cumulative increase in noise levels resulting from new development significantly impacts noise-sensitive land uses:
  - a. Rerouting traffic onto streets that have available traffic capacity and that do not adjoin noise-sensitive land uses:
  - b. Lowering speed limits, if feasible and practical;
  - c. Programs to pay for noise mitigation such as low cost loans to owners of noise-impacted property or establishment of developer fees;
  - d. Acoustical treatment of buildings; or
  - e. Construction of noise barriers.

9.A.12. Where noise mitigation measures are required to achieve the standards of Tables 9-1 and 9-3, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.

**Goal 9.B:** To ensure that areas designated for industrial uses pursuant to Goal 1.E. and Policy 1.E.1. are protected from encroachment by noise-sensitive land uses.

#### **Policies**

- 9.B.1. The County shall require that new noise-sensitive land uses established next to existing industrial areas be responsible for self-mitigating noise impacts from industrial activities.
- 9.B.2. The County shall apply noise standards in a manner consistent with encouraging the retention, expansion, and development of new businesses pursuant to Goal 1.N. and Policy 1.N.2.
- 9.B.3. Because many industrial activities and processes necessarily produce noise which will likely be objectionable to nearby non-industrial land uses, existing and potential future industrial noise emissions shall be accommodated in all land use decisions.
- 9.B.4. Whenever noise exposure standards herein fall subject to interpretation relative to industrial activities, the benefit of the doubt shall be afforded to the industrial use.

# **Implementation Measures**

9.1. The County shall develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process.

Responsibility: Division of Environmental Health

Planning Department Building Department

Time Frame: Ongoing Funding: Permit fees

9.2. The County shall develop and employ procedures to monitor compliance with the standards of the Noise section of the Policy Document after completion of projects where noise mitigation measures were required.

Responsibility: Division of Environmental Health

Time Frame: Ongoing Funding: Permit fees

9.3. The County shall periodically review and update the Noise section of the Policy Document to ensure that noise exposure information and specific policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of the General Plan.

Responsibility: Division of Environmental Health

Planning Department

Time Frame: Ongoing Funding: Permit fees

#### **SECTION 10**

# ADMINISTRATION AND IMPLEMENTATION

**Goal 10.A:** To provide for the ongoing administration and implementation of the General Plan.

#### **Policies**

- 10.A1. The County shall review the General Plan annually and revise it as deemed necessary.
- 10.A2. The General Plan, including community plans, shall be amended no more than four times per year. Each amendment, however, may include multiple changes.
- 10.A3. The County shall conduct a major review of the General Plan, including the Countywide General Plan Policy Document and Background Report, every five years and revise it as deemed necessary.
- 10.A4. The County shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan.

# **Implementation Programs**

10.1. The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission's report to the Board of Supervisors shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code '21081.6 for a mitigation monitoring program.

Responsibility: Planning Commission

Planning Department

Time Frame: FY 94-95; annually thereafter

Funding: General Fund

10.2. The County shall conduct a major review of the Countywide General Plan, including the General Plan Policy Document and Background Report, every five years and revise it as deemed necessary.

Responsibility: Board of Supervisors

Planning Department

Time Frame: FY 98-99; every five years thereafter

Funding: General Fund

- 10.3. The County shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan. These shall include the following:
  - a. Zoning Ordinance
  - b. Land Development Manual

- c. Subdivision Ordinance
- d. Grading Ordinance
- e. Environmental Review Ordinance
- f. Avalanche Ordinance
- g. Flood Damage Prevention Ordinance
- h. Placer County Design Guidelines Manual

Responsibility: Planning Department

Department of Public Works

Building Department Board of Supervisors Planning Commission

Time Frame: FY 94-95; as necessary

Funding: General Fund

10.4. The County shall implement the provisions of this General Plan through its ongoing project review process.

Responsibility: Board of Supervisors

Planning Commission
Planning Department
FV 94-95: as necessary

Time Frame: FY 94-95; as necessary

Funding: General Fund

10.5. The County shall continue to update its community plans to ensure consistency with the Countywide General Plan. The County shall maintain and periodically update a work program to guide this process. As part of this process, the County will consider preparing new community plans for the Ophir-Newcastle Area, the Gold Run-Dutch Flat-Alta Area, and the Summit Area.

Responsibility: Planning Department

Planning Commission Board of Supervisors

Time Frame: FY 94-95; as necessary

Funding: General Fund