IMPLEMENTATION

V. IMPLEMENTATION

The Goals, Policies and other measures identified in the Dry Creek-West Placer Community Plan are implemented in a variety of ways, ranging from modification of the Placer County General Plan to specific project approval, to County involvement in the provision of public services and infrastructure to the area. In this section we will summarize those measures which are currently proposed as a part of the adoption of the Plan. It is important to emphasize that many of the policies stated herein are to be implemented through the on-going project approval process that occurs with Conditional Use Permits, Subdivisions, and other discretionary permit approvals granted by Placer County through the Zoning Administrator, Planning Commission and Board of Supervisors.

A. ZONING AND LAND USE REGULATIONS

It is through the County's ability to regulate the development and use of land that the Dry Creek West Placer Community Plan will be implemented. If the Community Plan is the policy framework and plan of action for the area, the zoning regulations are the tools to implement those policies. Through the enforcement of zoning ordinances, including minimum lot sizes, setbacks, planned unit development, design review, etc., the County and the public can guide the development of the area. Precise zone district designations are included as a part of the Community Plan process, and are important to the future development of the area. Where the Community Plan designations allow for a range of densities, the zoning specifies maximum densities permitted. the Plan indicates that development should not occur in the 100 year floodplain of Dry Creek, the open space zoning prohibits such uses.

The Placer County Zoning Ordinance provides the precise standards, regulations, process requirements, etc. which will have the greatest impact on the eventual development of the Plan area. Many other land use regulations will also contribute to the implementation of the Plan. These include the subdivision ordinances, development agreements, design review guidelines, environmental health regulations, air and water quality regulations, grading ordinances, etc.

B. RELATIONSHIP TO THE PLACER COUNTY GENERAL PLAN'S VARIOUS ELEMENTS

The Placer County General Plan was adopted in 1967. Since that time the County has adopted various County-wide elements of the General Plan, including the Agricultural, Conservation and Recreation, Housing, Open Space Element and others. All of these elements have had some impact on the Dry Creek-West Placer Community Plan.

Due to the geographic and socioeconomic diversity found in Placer County, area General Plans or Community Plans have also been adopted to address approximately 20 different planning areas throughout the County. The Dry Creek West Placer Community Plan is the most recent of these local area plans. Prior to the adoption of a Community Plan for the Dry Creek area, the Placer County General Plan serves as the primary policy document for the area. With the adoption of the Dry Creek West Placer Community Plan, the Placer County General Plan is intended to be modified to recognize the Community Plan as the primary policy document for the area.

Government Code Section 65302 et. seq. requires that the General Plan (including Community Plans in the case of Placer County) be an internally consistent statement of local government policy. Each element must be integrated with all other elements, whether mandatory or optional. The preparation of the Dry Creek-West Placer Community Plan has included consideration of all

other General Plan elements and has provided more specific guidelines/policies than are appropriate on a County-wide basis. Where the Dry Creek-West Placer Community Plan has not provided more specific direction relative to any given issue, the County-wide General Plan must be used for guidance. Not all issues relevant to the County-wide Plan are of significance in the Dry Creek area, or need to be addressed in any greater detail than has already been done.

Agricultural Element

"Policies expressed in the Agricultural Element are intended to apply to lands designated within the four agricultural land use categories used in the Placer County General Plan and local Community Plans, as well as on-going agricultural operations in other areas of the County, especially those lands in the Williamson Act." The Dry Creek-West Placer Community Plan includes areas designated as Agricultural as well as areas encumbered by Williamson Act contracts. Several of the Goals and Policies of the Plan reflect this recognition of and consideration for these agricultural areas. In fact, the general land use pattern included in the Plan attempts to protect the larger agricultural areas.

Due to the location of existing agricultural, residential, industrial and institutional uses in and surrounding the Plan area, conflicts are apparent. Goal A-2 "To provide for the long-term conservation and use of agricultural lands" and A-6 "To reduce the introduction of conflicting uses into farming areas and to minimize conflicts where existing parcel sizes or uses currently create the potential for such conflicts", are the two most important Goals of the Agricultural Element as it relates to the Plan area. Policies 1, 21 and 22 were considered in developing the Land Use proposals of the Dry Creek Plan. Other policies will be applied as development occurs in the Plan area adjacent

^{8.} Page 25 - Placer County General Plan Agricultural Element, 1989

to agricultural operations. The Agricultural Element clearly anticipated some changes, particularly in the Plan area, since the following statement was included in the element.

"Similarly, where the agricultural designations appear in areas subject to a Community Plan study, such as the West Roseville (West Placer/Dry Creek) area, south of Baseline Road, the agricultural designations are subject to modification, depending on the outcome of that Community Plan process". 8

Mineral Resource Conservation Plan (a chapter of the Open Space and Conservation Element of the Placer County General Plan)

The Plan area does not contain any substantial mineral resource areas based on the classification studies prepared by the State Department of Conservation, Division of Mines and Geology.

Solid Waste Management Plan

The Dry Creek-West Placer Community Plan is consistent with the projections contained in the 1989 Solid Waste Management Plan in that it does not support a larger amount of growth than previously anticipated. Thus, the projections regarding the life of the County's solid waste facilities, as shown in the 1989 Solid Waste Management Plan, are still applicable to this area.

Hazardous Waste Management Plan

This Plan has been prepared with consideration given to its relationship to local Community Plans (see pages 3, 4, 5 of the County of Placer Hazardous Waste Management Plan, March 1988). No special acknowledgment is required in this Community Plan, especially since the Plan areas was included in the Hazardous Waste Management Plan as an "area to which residential units preclude repository siting" (page M-11).

Seismic Safety and Safety Element

This Community Plan is subject to and consistent with the Safety Element of the County-wide General Plan. This Plan element is herein adopted by reference.

C. INFRASTRUCTURE FINANCING

In the initial phase of developing a Plan for the Dry Creek West Placer area, it was recognized that any substantial additional growth would require major investments in new infrastructure such as roads, schools, sewer and water. As a part of the planning process, the County contracted with the consulting firm of Psomas and Associates to do a Public Facilities Plan, and Bartle Wells Associates to prepare a Financing Plan. This Plan is included in its entirety in the Technical Supplement.

The provisions of infrastructure is critical to the Plan area, therefore, a financing program should be adopted as a part of the Community Plan, or at least immediately following the adoption of the Plan. The Financing Plan prepared by Bartle Wells Associates, addresses only a portion of the services required; schools, roads, and the cost of other services must also be considered when the exact financing mechanisms are identified.