

Summary of Changes- Targeted General Plan Update

Page	Item	Comments	Purpose
Introduction			
4-5	Community Plan List	Update to reflect new and/or revised Community Plans	New Information
9	Review and Update Section	Added discussion on current General Plan review and update.	New Information
9-10	New Documents	Added 2009 Housing Element, adopted or revised community plans adopted/revised, Design Guidelines, and other document updates/adoptions of significance since 1994.	Updated Information
15-18	Land Use Designation Table (Table 1-1)	The 'proposed community plan land use designations' column has been eliminated. Existing general and community plan land use designations in column four have been updated.	Updated Information
21	Land Use Designations	Added Forestry (F) and Regional University Specific Plan (RUSP) to list and discussion of land use designations that are found on the Land Use Diagram.	Reflects Previously Adopted Designations
24-26	Consistent Zoning District Table (Table 1-3)	To show current zoning districts.	Updated Information
33	Roadway System	Definition for "expressways" added to list of roadway classifications.	Added when Placer Parkway was Adopted
35	Roadway Standards Table (Table 1-6)	Deleted 'maximum 2010 daily traffic volume' column. These were projected volumes, now out of date, and do not reflect actual traffic counts or adopted Level of Service policies.	Removes Out-of-Date Information
36-41	Functional Classifications Table (Table 1-7)	Changes include new road names, new roads in specific plan areas, changes due to annexations, etc.	Updated Information
Section 1 – Land Use			
47	Policy 1.B.7	Deleted. The County no longer requires on-site open space in multi-family developments.	Revised Parks Division Policy
47	Policy 1.B.8	Edited. Requires internal and external pedestrian systems in residential subdivisions.	Clarifies Existing Policy
47	Goal 1.C	Deleted. The Boulder Ridge area was designated as a mixed-use specific plan area. The Bickford Ranch Specific Plan was approved for this site completing this goal.	Unnecessary- Project Approved
47	Goal 1.D.2	Edited. Added requirement that new commercial development minimize the visual impact of parking areas on existing adjacent residential uses.	Expands and Clarifies Buffering Requirements
49	Program 1.3	Added. Requires that new specific plans include design standards and guidelines for the development of downtown/village centers. Encouraging mixed-uses in specific plans has been County policy.	Expands Program 1.2 to Include Specific Plan Areas
49	Policy 1.E.3	Deleted. A JPA for the Sunset Industrial Area has been established.	Unnecessary
49	New Policy 1.E.3	Added. Supports local power generation facilities that can meet clean air standards and other environmental requirements.	Response to Energy Crisis of Several Years Ago
50	Policy 1.G.3	Deleted. The County no longer requires the development of new recreational facilities as new residential development occurs. In-lieu fees are now common.	County Policy has Evolved

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53	Policy 1.K.4	Added item "f" to require site-specific Best Management Practices during land disturbance and development.	Recognizes Revised Approach to Development Practices
55	Program 1.4	Edited. Specified for when scenic routes will be designated or adopted; with each specific plan or community plan update and later with a countywide program.	Clarified Program Requirements
57	Policy 1.N.12	Deleted. A JPA for the areas surrounding the Sunset Industrial Area has been completed.	Implemented
58	Program 1.8	Deleted. The County is no longer pursuing a sphere of influence reduction in the Sunset Industrial Area.	Unnecessary
58	Program 1.10	Deleted. A JPA was formed to complete road improvements in the Sunset Industrial Area.	Implemented
60	New Program 1.10	Added. Recognizes the adoption of, and requires implementation of, the Rural Design Guidelines (1997).	New County Document
60-61	Disadvantaged Communities Section	Added. The County was required to identify 'legacy' disadvantaged communities. It was determined that there are no legacy disadvantaged communities within the unincorporated area of the county.	State requirement: SB 244 (2011)
Section 2 – Housing			
63-107	Housing Element	Replaced 1992 Housing Element with 2009 Housing Element adopted May 12, 2009. Minor revisions made to correct department or division name changes. Noted which programs have been completed (Programs B-14, F-4, G-2 and G-3)	State Law Requires an Updated Housing Element Every Eight Years
88 & 91	Policy B-8 and Program B-6	Deleted from 2009 Housing Element Program list. The 20% set-aside from the Redevelopment Agency was distributed to the taxing entities and not allowed to be directed to affordable housing by the state.	Unnecessary
Section 3 – Transportation and Circulation			
109	Policy 3.A.2	Edited. Clarified what exceptions to policy may be.	Provides Additional Information
109	Policy 3.A.7	Edited. Revised to reflect County's new Level of Service (LOS) standards.	Adopted by Board Previously- Placer Vineyards Specific Plan
111	Policy 3.A.15	Added recommendation of ramp-metering along Highway 65 corridor based upon comment letter received from CALTRANS.	Caltrans-Requested
116-118	Policies 3.D.8, 3.D.9, 3.D.10, 3.D.11, and 3.D.12; Programs 3.25 and 3.26	The California Complete Streets Act, mandates that beginning January 1, 2011, any substantial revision of the Circulation Element, the legislative body must modify the Circulation Element to plan for a balanced, multimodal transportation network that meets the needs of all users of the streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the General Plan.	Added to Comply with AB 1358 (2008)
Section 4 – Public Facilities and Services			
121	Policy 4.1	Edited. Requires that new public facilities must be built to the 'current standards' of the agency providing the service.	Clarified
123	Policy 4.B.6 and 4.B.7	Edited 4.B.6 and added 4.B.7 to add a 10-acre threshold for impact study requirements.	Provide Clarity to Fiscal Impact Study Requirements.

126	Goal 4.D	Replaced. Clarifies that wastewater conveyance and treatment facilities shall be sized to serve proposed General Plan densities.	Explains Purpose of Goal
126	Policy 4.D.2	Added. Current County policy: developments connecting to public conveyance and treatment facilities must be annexed into the sewer service area.	Formalizes County Policy
126	Policy 4.D.4	Added. Requires facility sizing based upon permitted densities in applicable sewer shed area and gravity flow systems, unless infeasible.	Formalizes County Policy
126	Policy 4.D.5	Added. Requires developments needed new connections to pay their fair share of the cost for future public wastewater facilities.	Formalizes County Policy
127	Policy 4.D.10	Added. Requires all public wastewater facilities to be designed and built to the current standards of the agency providing service.	Formalizes County Policy
127	Old Policy 4.D.9	Deleted. The County no longer requires that septic tanks in major subdivisions be maintained by a public entity.	No Longer Required
127	Program 4.11	Deleted. There is one septage processing facility within the county that produces sludge.	No Longer Necessary
127	New Program 4.11	Added. Encourages consolidation of wastewater facilities.	New Approach
127	Program 4.12	Added. Requires will serve letters prior to the County providing sewer service to new development.	Formalizes County Policy
128-129	Goal 4.E. and Policies 4.E.10, 4.E.14 and 4.E.15	Revised. Reflect new low-impact development approach to stormwater management.	New Approach to Dealing with Stormwater
129	Policy 4.E.20	Added. References implementation and enforcement of the Stormwater Quality Ordinance (Article 8.28)	Reinforces Ordinance Implementation
130-131	Policy 4.F.5	Deleted "b". Urban runoff treatment facilities are no longer allowed within the floodplain.	Updated County Policy
131	Policy 4.G.1	Revised. Excludes rural development from providing solid waste collection.	Clarified Requirement
132	Policy 4.G.12	Added. Requires that solid waste collection service is available within current boundaries of Franchise Areas.	Formalizes County Policy
134	Program 4.21	Added. Requires new franchise agreements within Franchise Areas.	Formalizes County Policy
Section 5 – Recreational and Cultural Resources			
139	Policy 5.A.1	Revised. Adds standard of five acres of passive or open space per 1,000 population.	Updated County Policy
142	Policy 5.A.22	Edited. Adds reference to Dry Creek Greenway (2011).	New County Document
145	Policy 5.D.12	Edited. Adds reference to Placer Legacy Program (2000).	New County Document
Section 6 – Natural Resources			
148	Policy 6.A.3	Edited. Defines extent of riparian vegetation replacement required.	Clarifies Policy
149	New Policies 6.A.6, 6.A.7 and 6.A.8	Added. Requires new development and redevelopment project to utilize Best Management Practices (BMPs) to reduce stormwater runoff.	New Approach to Dealing with Stormwater
150	Policy 6.A.14	Revised. Removed Auburn Lake and Garden Bar Reservoir from planned facility list.	Updated Information.
152-153	Program 6.5	Added. Requires County to prepare and implement a stormwater quality program.	New State Requirement
154	Program 6.6	Deleted. Resource Conservation Zone (RCZ) overlay	Unnecessary

		districts are no longer planned. A similar program may be incorporated into the Placer County Habitat Conservation Plan.	
154	Program 6.7	Revised. Updated mitigation banking program to include riparian habitat.	Expands to Include New Banking Option
157-160	Program 6.11	Revised. Updated to reflect current Placer County Habitat Conservation Plan currently under development and adopted Placer Legacy Open Space and Agricultural Conservation Program (2000).	New Information
162	Policy 6.E.4	Deleted. Policy required public or private ownership and maintenance of open space.	Unnecessary
162-163	Program 6.16	Added. Recognizes the adoption of the Placer Legacy Open Space and Agricultural Conservation Program.	Recognizes Adopted County Document
164	Program 6.17	Deleted. The Placer County Air Pollution Control District no longer has an obligation to submit an annual report to the Board of Supervisors.	Changed Circumstances
164	Program 6.18	Revised. Added references to Air Quality Attainment and State Implementation plans.	Recognizes Adopted County Document
165	Program 6.19	Revised. Adds reference to the Air Quality Attainment Plan.	Recognizes Previously Adopted County Document
165	Program 6.20	Replaced. Addresses the State Implementation Plan and working with Placer County Air Pollution Control District and Sacramento Area Council of Governments on its implementation.	New Information and Procedures
Section 7 – Agricultural and Forestry Resources			
170	Policy 7.A.14	Added. New program to support efforts on the state-level to revitalize the Williamson Act program.	Formalizes County Policy
171	Program 7.4	Added. Calls for continued implementation of the Farmland Security Zone program.	Formalizes County Policy
172	Program 7.5	Replaced. Previous program was implemented (Williamson Act contracts). Revised program calls for continuing Placer-grown agricultural marketing.	Revised Policy
174	Old Programs 7.6 and 7.7	Deleted. These programs are no longer relevant.	Unnecessary
Section 8 – Health and Safety			
178	Policy 8.A.12	Moved. Now Policy 8.H.3.	na
178	Program 8.3	Added. Revised program requires soil reports for subdivisions and lots where critically expansive soils have been identified or are expected to occur.	Clarifies Policy
183	Programs 8.14 and 8.15	Added to comply with new state and federal legislation. The Federal Disaster Mitigation Act of 2000 requires local governments to adopt a comprehensive Hazard Mitigation Plan to receive federal funding after a disaster. Under the State's AB 2140, unless a local jurisdiction has an approved Hazard Mitigation Plan and has incorporated that Plan into the General Plan Safety Element, it might not be able to obtain additional funding from the State for certain disaster recovery projects.	Required by AB 2140
186	Policy 8.H.3	Added. New policy to recognize the Placer County Avalanche Management Ordinance.	Recognizes Previously-Adopted Ordinance
Section 9 – Noise			
189	Policy 9.A.3	Revised. Added reference to Placer County Code Noise Section (Article 9.36)	Recognizes Previously-Adopted Ordinance
191	Policy 9.B.4	Deleted. This is no longer County policy.	Unnecessary

Section 10 – Administration and Implementation			
201-202	Program 10.3	Revised. Added “i” to reference the County’s Stormwater Quality Ordinance.	Recognizes Previously-Adopted Ordinance
207	Figure III-1	Replaced. Future Study Area revised to reflect annexations that have occurred since 1994.	Updated
208	Appendix A	Holding Capacity Table updated.	Updated
216-217	Appendix C	Deleted. The proposed standards for the Bickford Ranch Specific Plan area have been adopted.	Unnecessary

Figures:

Figure 1: Revised to make it easier to read and reflect current community plan and city boundaries.

Figure 1-1: A new Generalized Land Use diagram derived from GIS land use data has been created.

Figure 1-2: A new Land Use Diagram was created using updated data.

Figure 1-8: A new Circulation Diagram was made to update and more precisely depict alignments.

Appendix A: Holding Capacity Table revised.