

# Placer County General Plan

COUNTYWIDE GENERAL PLAN POLICY DOCUMENT

Update Approved by Board of Supervisors \_\_\_\_\_, 2013

79  
**ATTACHMENT 4**

# PLACER COUNTY GENERAL PLAN UPDATE



## *Countywide General Plan* **POLICY DOCUMENT**

**Prepared By:**  
Placer County

**With Assistance From:**  
Crawford Multari & Starr  
DKS Associates  
Psomas and Associates  
Jones & Stokes Associates  
Recht Hausrath & Associates  
J. Laurence Mintier and Associates

**Adopted: August 16, 1994**

**Updated: \_\_\_\_\_, 2013**

## ACKNOWLEDGEMENTS

### ***Board of Supervisors (2013)***

Jack Duran.....District 1  
Robert M. Weygandt.....District 2  
Jim Holmes .....District 3  
Kirk Uhler.....District 4  
Jennifer Montgomery .....District 5

### ***Planning Commission (2013)***

Richard Roccucci .....District 1  
Ken Denio .....District 2  
Richard Johnson .....District 3  
Jeffrey Moss.....District 4  
Miner Gray III .....District 5  
Larry Sevison ..... At Large  
Wayne Nader ..... At Large

### ***Consultant Team (1994)***

Crawford Multari & Starr.....Land Use, Housing, and Urban Design  
DKS Associates..... Transportation  
Jones & Stokes Associates.....Natural Resources, Recreation, and Safety  
Psomas & Associates.....Infrastructure  
Recht Hausrath & Associates .....Fiscal/Economic  
J. Laurence Mintier & Associates ..... General Plan Coordinator

### ***Policy Document Update Team (2013)***

Melanie Barton, Museums	Janelle Heinzler, Facility Services
Chris Brown, CDRA	Joshua Huntsinger, Agriculture
Allison Carlos, County Executive Office	Crystal Jacobsen, Planning Services
Lisa Carnahan, Planning Services	Rod Rodriguez, Emergency Services
Loren Clark, CDRA	Chris Schmidt, Planning Services
Andy Fisher, Parks	Karin Schwab, County Counsel
Andrew Gaber, Public Works	Rebecca Taber, Engineering and Surveying

# TABLE OF CONTENTS

## INTRODUCTION

Purpose and Nature of the General Plan .....	1
Structure and Organization of the General Plan .....	2
Countywide General Plan Update Process .....	5

## PART I: LAND USE/CIRCULATION DIAGRAMS AND STANDARD

Land Use Diagram and Standards .....	9
Implementation of Land Use Designations .....	16
Land Use Buffer Zone Standards .....	18
Circulation Plan Diagram and Standards .....	24

## PART II: GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

### SECTION 1: LAND USE

General Land Use .....	33
Residential Land Use.....	33
Commercial Land.....	34
Industrial Land Use.....	36
Public and Quasi-Public Facilities, Infrastructure .....	36
Recreation Land Use .....	36
Agricultural Land Use .....	37
Open Space, Habitat, and Wildlife Resources .....	38
Mineral Resources.....	38
Visual and Scenic Resources .....	39
Scenic Routes.....	40
Jobs-Housing Balance .....	41
Economic Development.....	42
Development Form and Design .....	44
Disadvantaged Communities.....	46

### SECTION 2: HOUSING

Introduction .....	47
Housing Element Requirements .....	47
RHNA Allocation .....	49
Housing Goals, Policies, and Programs.....	50
New Residential Construction.....	50
Affordable Housing .....	53
Housing in the Tahoe Basin .....	59
Conservation/Rehabilitation .....	61
Preservation of At-Risk Units.....	63
Special Needs.....	64
Homeless Persons.....	66
Energy Conservation .....	67
Equal Opportunity.....	69
Implementation Monitoring.....	70
Quantified Objectives.....	71

### SECTION 3: TRANSPORTATION AND CIRCULATION

Streets and Highways .....	73
Transit.....	76

Transportation System Management (TSM).....	79
Non-Motorized Transportation.....	80
Goods Movement.....	82
Air Transportation.....	83
<b>SECTION 4: PUBLIC FACILITIES AND SERVICES</b>	
General Public Facilities and Services.....	85
Public Facilities and Services Funding .....	86
Water Supply and Delivery .....	88
Sewage Conveyance, Treatment, and Disposal.....	90
Drainage and Water Quality.....	91
Flood Protection .....	93
Landfills, Transfer Stations, and Solid Waste Recycling.....	95
Law Enforcement.....	97
Fire Protection Services .....	98
Schools.....	99
<b>SECTION 5: RECREATIONAL AND CULTURAL RESOURCES</b>	
Public Recreation and Parks.....	101
Private Recreational Facilities and Opportunities .....	104
Recreational Trails .....	104
Cultural Resources.....	105
<b>SECTION 6: NATURAL RESOURCES</b>	
Water Resources .....	109
Wetland and Riparian Areas.....	114
Fish and Wildlife Habitat.....	115
Vegetation .....	121
Open Space for the Preservation of Natural Resources.....	122
Air Quality- General .....	124
Air Quality- Transportation /Circulation .....	126
<b>SECTION 7: AGRICULTURAL AND FORESTRY RESOURCES</b>	
Agricultural Land Use.....	127
Land Use Conflicts .....	129
Economic Viability of Agriculture .....	129
Agricultural Water.....	130
Forest Resources .....	131
<b>SECTION 8: HEALTH AND SAFETY</b>	
Seismic and Geologic Hazards.....	133
Flood Hazards .....	134
Fire Hazards.....	135
Airport Hazards .....	137
Emergency Management .....	137
Public Safety and Emergency Management Facilities.....	139
Hazardous Materials.....	139
Avalanche Hazards .....	141
Public Health .....	142
<b>SECTION 9: NOISE</b> .....	143
<b>SECTION 10: ADMINISTRATION AND IMPLEMENTATION</b> .....	149

**PART III**

General Standards for the Consideration of Future Amendments .....151

**APPENDIXES**

**APPENDIX A:**

Holding Capacity of the General Plan .....157

**APPENDIX B:**

Glossary .....159

**APPENDIX C:**

Resolutions of Adoption .....165

**LIST OF FIGURES**

		<b>Located After Page</b>
<b>Figure 1</b>	Community Plan Areas .....	4
<b>Figure 1-1</b>	Generalized Land Use Diagram.....	15
<b>Figure 1-2</b>	General Plan Land Use .....	15
		<b>Located on Page</b>
<b>Figure 1-3</b>	Agriculture/Timberland Buffer-Residential Planned Development.....	20
<b>Figure 1-4</b>	Agriculture/Timberland with Residential .....	21
<b>Figure 1-5</b>	Industrial Buffer.....	21
<b>Figure 1-6</b>	Sensitive Habitat Buffer .....	22
<b>Figure 1-7</b>	Public Facility Buffer .....	22
		<b>Located After Page</b>
<b>Figure 1-8</b>	Circulation Plan Diagram.....	25
<b>Figure 1-9</b>	Designated Transit Corridors.....	32
		<b>Located on Page</b>
<b>Figure 3-1</b>	Future Study Area.....	154

## INTRODUCTION

### PURPOSE AND NATURE OF THE GENERAL PLAN

A general plan is a legal document, required by state law, that serves as a community's "constitution" for land use and development. The plan must be a comprehensive, long-term document, detailing proposals for the "physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (*Government Code* §65300 et seq.). Time horizons vary, but the typical general plan looks 10 to 20 years into the future.

The law specifically requires that the general plan address seven topics or "elements." These are land use, circulation (transportation), housing, conservation, open space, noise, and safety. The plan must analyze issues of importance to the community, set forth policies in text and diagrams for conservation and development, and outline specific programs for implementing these policies.

Preparing the general plan can be viewed as an activity that sharpens and focuses the many concerns of citizens within the community and provides a framework for forging these often-conflicting concerns into a common vision of the future. By focusing attention on the issues facing the community and placing them in an expanded time frame, the general plan helps citizens to see their community as a complex and evolving system--a living entity that grows and responds to problems and opportunities--and it helps to guide the community along an agreed-upon course.

More specifically, preparing, adopting, and maintaining a general plan serves the following purposes:

- To expand the capacity of local government to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the community;
- To define the community's environmental, social, and economic goals;
- To record the local government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;
- To provide citizens with information about their community and with opportunities to participate in setting goals and determining policies and standards for the community's development;
- To foster the coordination of community development and environmental protection activities among local, regional, state, and federal agencies;
- To guide and coordinate the many actions and day-to-day decisions of local government that are necessary to developing and protecting the community;
- To provide local decision makers and the community with a forum for resolving conflicts among competing interests and values.

While the general plan sets out policies and identifies ways to put these policies into action, the actual implementation of the plan is a complex and lengthy process in its own right. As with piecing together a puzzle, local officials must take many separate, but interconnected actions according to the direction set out in the general plan. These various actions rest on two essential powers of local government: corporate and police powers. Using their "corporate power," local governments collect money through bonds, fees, assessments, and taxes, and spend it to provide services and facilities such as police and fire protection, streets, water systems, sewage disposal facilities, drainage facilities, and parks. Using their "police power," local governments regulate citizens' use of their property through zoning, subdivision, and building regulations in order "to promote the health, safety, and welfare of the public."

The general plan provides the framework for the exercise of these powers by local officials. By virtue of state law and case law, all zoning, subdivision approvals, and public works projects must be consistent with the general plan.

## STRUCTURE AND ORGANIZATION OF THE GENERAL PLAN

The *Placer County General Plan* consists of two types of documents: this *Countywide General Plan* (which consists of a policy document and land use diagram) and a set of more detailed *community plans* (including one "area" plan) covering specific areas of the unincorporated county.

The *Countywide General Plan* provides an overall framework for development of the county and protection of its natural and cultural resources. The goals and policies contained in the *Countywide General Plan* are applicable throughout the county, except to the extent that County authority is preempted by cities within their corporate limits.

*Community* and *area plans* (hereafter referred to as community plans), adopted in the same manner as the *Countywide General Plan*, provide a more detailed focus on specific geographic areas within the unincorporated county. The goals and policies contained in the *community plans* supplement and elaborate upon, but do not supersede, the goals and policies of the *Countywide General Plan*.

For each part of the unincorporated county, there is only one applicable land use diagram and circulation plan diagram. Unincorporated territory not covered by an adopted *community plan* is subject to the specifications of the *Land Use Diagram* and *Circulation Plan Diagram* contained in this *Countywide General Plan*. Unincorporated territory covered by a *community plan* is subject to the specifications of the land use and circulation plan diagram contained in the applicable *community plan*. Territory within incorporated city limits is, of course, subject to land use and circulation plan diagrams of the applicable city general plan.

The *Countywide General Plan* consists of two documents: the *General Plan Background Report* and the *General Plan Policy Document*. The *Background Report* inventories and analyzes existing conditions and trends in Placer County. It provides the formal supporting documentation for general plan policy, addressing 11 subject areas: land use; housing; population; economic conditions and fiscal considerations; transportation and circulation; public facilities; public services; recreational and cultural resources; natural resources; safety; and noise.

This *General Plan Policy Document* includes the goals, policies, standards, implementation programs, quantified objectives, the *Land Use Diagram*, and the *Circulation Plan Diagram* that constitute Placer County's formal policies for land use, development, and environmental quality.

In addition to the General Plan land use diagram, and community and area plans, the County has also adopted specific plans which provide goals and policies, land development standards, the distribution of land uses and other aspects of govern the land development pursuant to the requirements of Government Code Section 65450-35457.

The following definitions describe the nature of the statements of goals, policies, standards, implementation programs, and quantified objectives as they are used in this *Countywide General Plan Policy Document*:

**Goal:** *The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.*

**Policy:** *A specific statement in text or diagram guiding action and implying clear commitment.*

**Standard:** *A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.*

**Implementation Program:** *An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.*

**Quantified Objective (Housing only):** *The number of housing units that the County expects to be constructed and the number of households the County expects will be assisted through Housing Element programs and based on general market conditions during the time frame of the Housing Element.*

The *General Plan Policy Document* is divided into two main parts. Part I describes the *Countywide Land Use Diagram* and allowable uses and standards for each of the designations appearing on the diagram. Part I then describes standards for land use buffer zones. Finally, Part I describes the *Countywide Circulation Plan Diagram*, standards for the roadway classification system on the diagram, and standards for *transit corridors*.

Part II contains explicit statements of goals, policies, standards, implementation programs, and quantified objectives. Part II is divided into the following ten sections, which roughly correspond to the organization of issues addressed in the *General Plan Background Report*. These are as follows:

1. Land Use
2. Housing (adopted separately May 12, 2009)
3. Transportation and Circulation
4. Public Facilities and Services
5. Recreational and Cultural Resources
6. Natural Resources
7. Agricultural and Forestry Resources
8. Health and Safety
9. Noise
10. Administration and Implementation

Each section includes several goal statements relating to different sub-issues or different aspects of the issue addressed in the section. For each goal statement there are several policies which amplify the goal statement and a set of related implementation programs describing briefly the proposed action, the agencies or departments with primary responsibility for carrying out the program, the time frame for accomplishing the program, and the funding source.

As noted above, the County adopted its *Housing Element* on May 12, 2009 in order to comply with unique statutory requirements for the preparation and adoption of housing elements. The housing section also includes statements of quantified housing objectives, required by state law as part of the housing element.

Part III of the *Policy Document* consists of general standards for the consideration of future amendments to the General Plan.

Finally, the *Policy Document* includes four appendices. Appendix A summarizes the holding capacity of the *General Plan*, Appendix B consists of a glossary of terms used in the *General Plan Policy Document*, Appendix C contains the Resolution of Adoption and Ordinance amending the Zoning Ordinance, and Appendix D contains a list of Amendments made to the General Plan since 1994.

In addition to the *General Plan Background Report* and *General Plan Policy Document*, an *Environmental Impact Report* (EIR) analyzing the impacts and implications of the *Countywide General Plan* has been prepared. The *EIR*, prepared to meet the requirements of the California Environmental Quality Act, is not a formal part of the *General Plan*.

### Community Plans

Over the years, Placer County has adopted seventeen *community plans* (including the one area plan for the Sunset Industrial Area) to provide a more detailed focus on specific geographic areas within the unincorporated county. These plans are periodically reviewed and updated. Although formats vary, the *community plans*, like the *Countywide General Plan*, include goals, policies, implementation programs, land use and circulation plan diagrams, and supporting background material. The *community plans* generally address the same topics or issues addressed in the *Countywide General Plan*. In some cases, however, a *community plan* addresses local issues not discussed in the *Countywide General Plan*, and in other cases a *community plan* covers a narrower range of discussion than does the *Countywide General Plan*.

The goals and policies contained in the *community plans* are intended to supplement and elaborate upon the goals and policies of the *Countywide General Plan*; they do not supersede them. In the case of the *Land Use Diagram*, there is no overlap--a *community plan* land use diagram is the only applicable diagram within a *community plan* area.

The areas covered by *community plans* adopted as part of the *Placer County General Plan* are shown in Figure 1. These plans include the following:

- Alpine Meadows
- Auburn/Bowman
- Colfax
- Dry Creek/West Placer
- Foresthill
- Granite Bay
- Horseshoe Bar/Penryn
- Martis Valley
- Meadow Vista
- North Tahoe
- Ophir
- Sheridan
- Squaw Valley
- Sunset Industrial Area
- Tahoe City Area
- Weimar/Applegate/Clipper Gap
- West Shore Area

## COUNTYWIDE GENERAL PLAN UPDATE PROCESS

Placer County initiated a comprehensive update of its *Countywide General Plan* in November 1990. The update program was structured according to the following ten phases:

Phases 1 and 2:	General Plan Update Startup
Phase 3:	Update Initiation and Framework
Phase 4:	Draft General Plan Background Report
Phase 5:	Issues and Options Report
Phase 6:	Draft General Plan Policy Document
Phase 7:	Draft Environmental Impact Report
Phase 8:	Public Review of Draft General Plan/EIR
Phase 9:	Final General Plan/EIR
Phase 10:	Final Documents

The following paragraphs describe the activities undertaken and meetings conducted during each of these phases.

### Phases 1, 2 and 3: Plan Update Startup and Update Initiation Framework

Phases 1 and 2, which ran from November 1990 through October 1991, involved three tasks. The first was to solicit initial direction from the Board of Supervisors and Planning Commission regarding the scope, content, format, and process to be followed during the General Plan update process. The second task was to establish a draft general plan outline and a work program and schedule. The third task was to select technical consultants to assist the County in preparing the updated general plan. For assistance with these tasks, the County retained J. Laurence Mintier & Associates to act as the General Plan Coordinator.

During Phase 3, the County worked with the Consultant Team to establish a program foundation for preparation of the General Plan. This included a series of meetings among the consultants to coordinate their respective efforts and the preparation of base maps for the project. Most importantly, however, during Phase 3 the County conducted a series of four town hall meetings to explain the update process, describe opportunities for public participation, and solicit early input from the public regarding issues to be addressed in the General Plan.

### Phase 4: Draft General Plan Background Report

Phase 4 focused on the preparation of the first major report published as part of the Update program: the *Draft General Plan Background Report*. This report, which was released for public review in October 1992, provided background information on all issues to be addressed in the General Plan, focusing particularly on existing conditions and trends in Placer County. It also served as the environmental setting discussion for the *Draft Environmental Impact Report*.

### Phase 5: Issues and Options Report

During Phase 5 of the Update program, the County worked with the Consultants to prepare the *Issues and Options Report*. The purpose of the report was to solicit policy direction from the Board of Supervisors on key issues to be addressed in the General Plan Update. This direction provided the framework for the development of the goals, policies, implementation programs, and land use and circulation plans contained in the *Draft General Plan Policy Document*. In preparing the *Issues and Options Report*, County Staff and Consultants identified the most critical policy issues to be addressed in the General Plan Update based on the findings of the *Draft General Plan Background Report* and other work undertaken in conjunction with the Update, including the series of town hall meetings conducted during Phase 3 in November 1991. Staff and Consultants then identified two or more options for addressing these critical issues and analyzed the options for their potential implications.

The issues discussed in the *Issues and Options Report* were of two types. First, to address specific growth and environmental issues, the report discussed and posed options for several sets of policy/programmatic issues under the following headings: Land Use and Housing; Transportation and Circulation; Natural Resources; Infrastructure; and Fiscal and Financial Issues. The second part of the *Issues and Options Report* addressed conceptual land use alternatives representing broadly-defined choices for the overall pattern of future growth in Placer County.

The *Issues and Options Report* was presented to the public in a series of six town hall meetings in January and February 1993 and was the subject of seven public meetings of the Board of Supervisors between February and July 1993. The result of these meetings was a set of directions to County Staff and Consultants regarding the issues addressed in the *Issues and Options Report*. These directions provided the overall framework for the goals, policies, implementation programs, and land use and circulation plan diagrams contained in the *Draft Policy Document*.

### **Phase 6 and 7: Draft Policy Document and Environmental Impact Report**

During Phases 6 and 7, County Staff and Consultants prepared the *Draft General Plan Policy Document* and *Draft EIR* following the direction provided by the Board of Supervisors in Phase 5. The *Draft Policy Document and EIR* were published on October 1, 1993.

### **Phase 8: Public Review of Draft General Plan**

Phase 8 was arguably the most critical phase of the entire General Plan Update Program. During that phase, the County conducted four town hall meetings (in October 1993) to review the *Draft Policy Document and Draft EIR*. More importantly, both the Planning Commission and the Board of Supervisors conducted public hearings to review the reports and accept public comments on them.

Between October 1993 and February 1994, the Planning Commission conducted nine meetings to review the draft reports, seven of which included formal opportunities for public input. These meetings were held on the following dates: October 14, 28, and 29, 1993; November 11 and 18, 1993; January 13 and 19, 1994; and February 2, 1994. The result of these meetings was a set of recommendations to the Board of Supervisors regarding the full range of issues discussed in the *Draft Policy Document*.

Based on the Planning Commission's recommendations, County Staff and Consultants prepared another version of the *Draft Policy Document* for review by the Board of Supervisors. This version, which showed the Commission's recommended revisions in highlight/strikeout form, was published on February 18, 1994. The Board of Supervisors then held public hearings on March 22, 1994, and April 5, 1994. At the latter meeting, the Board accepted the Commission's recommendations and provided County Staff and Consultants with several other important directions. The Board then held additional hearings on May 3, 1994; June 7, 1994; and June 21, 1994, at which it elaborated on its earlier directions and approved various modifications to the *Draft Plan*.

### **Phase 9: Final General Plan/EIR**

During Phase 9, County Staff and Consultants revised the *Policy Document* according to the Board of Supervisors' directions from Phase 8. The Consultants then revised the *Draft EIR* to reflect changes made to the *Draft Policy Document* and to respond to comments received during the course of public review. In addition, County Staff worked with the Consultants to revise the *Draft Background Report*.

The Board conducted its final public hearing on August 16, 1994. At the meeting, the Board adopted the new *Countywide General Plan*, including the *Policy Document* and *Background Report*, and certified the *Final EIR*.

### **Phase 10: Final Documents**

Phase 10 consisted simply of publishing all final documents (*Background Report*, *Policy Document*, and *EIR*) and printing them for public distribution.

**REVIEW AND UPDATE**

Placer County initiated a targeted update of its *Countywide General Plan* in January 2012 which included ministerial changes and incorporation of Board of Supervisors adopted resolutions. The update was intended to identify and revise language throughout the document that was out-of-date.

Based on annual General Plan implementation monitoring reports, implementation program schedules were updated. Changes mostly consisted of edits, corrections, and new figures. Policies and implementation programs were revised to reflect current County policy and practice and changes in State and Federal laws since 1994. It did not include any specific development projects, does not modify General Plan land use designations, the land use map or capital improvement program.

**HOUSING ELEMENT UPDATE**

As required by State law, the County updated its 1992 Housing Element in FY 01-02 and again in 08-09. The updated Housing Element, which addressed Placer County's "fair share" of the region's housing needs, was adopted by the Board of Supervisors on March 13, 2003. It was updated and superseded by an amended Housing Element on May 12, 2009, and certified by the State in June 10, 2009. Another update of the County's Housing Element is being prepared, and is anticipated to be completed by October 2013. The planning period for the new Housing Element is for January 1, 2013 to October 31, 2021.

**COMMUNITY PLAN UPDATES**

As of December 2012, the County has been involved in updates of the following community plans:

- Auburn Bowman Community Plan. Adopted in 1994 and updated in 1999.
- Dry Creek-West Placer Community Plan. Adopted in May 1990. Amended by Resolution No. 94-238 in August 1994 to include the West Placer Specific Plan Area and updated in 2012.
- Foresthill Divide Community Plan. Replaced the Foresthill General Plan. Adopted on December 9, 2008.
- Granite Bay Community Plan. Update adopted on February 28, 2012.
- Horseshoe Bar/Penryn Community Plan. Adopted August 16, 1994. Amended March 19, 1996 and updated June 28, 2005.
- Martis Valley Community Plan. Replaced 1975 Martis Valley General Plan. Adopted December 16, 2003.
- Sunset Industrial Area Plan. Adopted 1997 and amended in May 2005.
- Tahoe Basin Community Plans. The three plans are currently being updated.
- Sheridan General Plan. Adopted in 1976. Currently being revised.

**PLACER COUNTY COMMUNITY PLANS ADOPTED SINCE 1994**

- Tahoe City General Plan, March 7, 1994  
Tahoe City Community Plan, March 7, 1994
- North Tahoe Area General Plan, April 30, 1996  
Tahoe Vista Community Plan, April 30, 1996  
North Tahoe Community Plan, April 1, 1996  
North Community Plans Appendix Documents, April 30, 1996  
North Stateline Community Plan, April 1996  
Kings Beach Industrial Community Plan, April 30, 1996  
Kings Beach Community Plan, April 30, 1996  
Carnelian Bay Community Plan, April 30, 1996
- West Shore Area (Lake Tahoe and Ward Valley) General Plan, October 19, 1998
- Meadow Vista Community Plan, May 21, 1996

**DESIGN GUIDELINES**

- Design Guidelines Manual, Revised May 21, 1996.
- Landscape Design Guidelines, Revised September 1994. New document currently in draft form.
- North Auburn Design Guidelines Modification, September 24, 2003.
- North Tahoe Design Guidelines (appendix document to the Community Plans).
- Rural Design Guidelines, July 8, 1997.

**OTHER DOCUMENTS**

- Bickford Ranch (Boulder Ridge area) Specific Plan adopted December 18, 2002.
- Community Wildfire Protection Plan (2007)
- Dry Creek Greenway Regional Vision, November 8, 2011.
- Local Hazard Mitigation Plan (LHMP), 2005.
- Placer County Airport Land Use Compatibility Plan (adopted by Airport Land Use Commission) October 24, 2000.
- Placer County Zoning Ordinance, adopted July 25, 1995, Edition #7, Printed December 2002, Updated in September 2011 as Edition #10.
- Placer Legacy Open Space and Agricultural Conservation Program, Implementation Report, June 2000.
- Placer Vineyards Specific Plan adopted June 2007.
- Regional University Specific Plan adopted September 10, 2008.
- Riolo Vineyards Specific Plan adopted August 2008.
- Tahoe Basin Stormwater Management Plan adopted May 1, 2007.
- Truckee River Basin Stormwater Management Program adopted December 14, 2007.
- West Placer Stormwater Management Plan adopted June 29, 2004.

# Part I

## Land Use/Circulation Diagrams and Standards

## PART I

### LAND USE/CIRCULATION DIAGRAMS AND STANDARDS

Part I first describes the *Countywide General Plan Land Use Diagram* and, the allowable uses and standards for each of the designations appearing on the diagram. Part I then describes standards for land use buffer zones. Finally, Part I describes the *Countywide General Plan Circulation Plan Diagram*, the standards for the roadway classification system appearing on the diagram, and standards for *transit corridors*.

#### LAND USE DIAGRAM AND STANDARDS

##### LAND USE DIAGRAM

The *Land Use Diagram* for the *Countywide General Plan* depicts the proposed general uses of land in the unincorporated areas of Placer County. This pattern of land uses is shown on the diagram by means of various *land use designations*, each of which denotes specific types of land use, such as residential, commercial, industrial, and agricultural uses. The boundary lines between land use designations are shown as precisely as possible; however, the mapping scale of the *Land Use Diagram* generally does not permit showing individual property lines except where they may coincide with roads or section lines. The County's zoning maps (Chapter 17 of the *Placer County Code*) implement the *General Plan* land use designations by ordinance at a much more detailed, parcel-specific level.

The pattern of land uses proposed in this General Plan is shown in two forms because of the large land area of Placer County and the wide variety of land uses provided for in the Plan. Figure 1-1 shows the *Generalized Land Use Pattern* proposed for Placer County according to the following twelve broad land use categories: 1) Agriculture; 2) Timberland; 3) Greenbelt/Open Space; 4) Rural Residential; 5) City; 6) Commercial/Professional; 7) Industrial; 8) Mixed-Use; 9) Public/Quasi-Public; 10) Specific Plan/Special Study Area; 11) Urban/Suburban Residential; and 12) Basin Plan.

The *Generalized Land Use Pattern* map is intended to provide readers of the General Plan with a simple, composite overview of how the *Placer County General Plan (Countywide and community plans)* and the general plans of the county's incorporated cities allocate land uses. The generalized land use designations listed above are, therefore, shown on Figure 1-1 for both unincorporated and incorporated areas. An explanation of how the land use categories used in the *Generalized Land Use Pattern* map relate to the land use designations used in the *Countywide General Plan Land Use Diagram* can be found later in Part I.

The *Land Use Diagram* itself consists of four large map sheets accompanying this *Policy Document*, which together cover the entire county. The *Land Use Diagram* functions as official County policy on the allocation and distribution of different land uses in the unincorporated areas. The *Land Use Diagram* shows the locations of the cities in Placer County (but not land use designations within them) and the areas covered by *community plans*. Land use designations for areas within *community plans* are depicted on the land use diagrams of each *community plan*. Readers of the *General Plan* must consult the respective *community plan* land use diagrams for official County policy concerning proposed land uses within *community plan* areas.

##### LAND USE DESIGNATIONS

The *Land Use Diagram* of this *Countywide General Plan* uses 14 residential, commercial, industrial, agricultural, and other land use designations to depict the types of land uses that will be allowed in the different geographic areas of the unincorporated county.

These land use designations have a direct relationship to both the broad land use categories shown on the *Generalized Land Use Pattern* map, and to the more detailed land use designations used in the *community plans*. Each category on the *Generalized Land Use Pattern* map encompasses one or more land use designations shown on the *Land Use Diagram*, which in turn encompasses and includes one or

more of the land use designations used on the *community plan* land use diagrams. This correspondence between the land use designations in the *Generalized Land Use Pattern* (Figure 1-1), the *Land Use Diagram*, and the existing *community plans* is shown in Table 1-1.

To promote consistency between the land use designations of the *community plans* and those of the *Countywide General Plan*, this *Policy Document* proposes a uniform set of land use designations to be used in future updates of *community plans*. The proposed *community plan* land use designations (also shown in Table 1-1) cover the same types of land use as the existing *community plan* designations, but consolidate some of the land use types to simplify and reduce the overall number of designations.

**TABLE 1-1  
RELATIONSHIP BETWEEN GENERAL AND COMMUNITY PLAN  
LAND USE DESIGNATIONS**

Generalized Land Use Designations	County General Plan Land Use Designations	Existing General & Community Plan Land Use Designations
Agriculture	Agriculture (10, 20, 40, 80-160 ac min.)	Agriculture Agricultural - Planning Reserve
Timberland	Timberland (10, 20,40,80-640 ac. min.)	Timberland
Resource Protection, Greenbelt, Open Space, and Recreation	Greenbelt and Open Space	Conservation Preserve Forest Forestry Greenbelt and Open Space Open Space Park Riparian Drainage
	Resorts and Recreation	Forest (or Forestry) Recreation
	Water Influence	Water Influence Water Influence/Private Ownership
Rural Residential	Rural Residential	Forest Residential Ranchette Rural Estate Rural Low Density Residential Rural Residential

Generalized Land Use Designations	County General Plan Land Use Designations	Existing General & Community Plan Land Use Designations
Urban	Low Density Residential	Low Density Residential Low Medium Density Residential
	Medium Density Residential	Medium Density Residential
	High Density Residential	High Density Residential Mixed Use Penryn Parkway
	General Commercial	Commercial General Commercial Heavy Commercial Mixed Use Neighborhood Commercial Penryn Parkway Professional Office Village Commercial
	Tourist/Resort Commercial	Alpine Commercial Entrance Commercial Highway Service Resorts and Recreation Tourist/Resort Commercial Visitor Commercial
	Business Park/Industrial	Business Park/Industrial Industrial Industrial Development Reserve Office Retail Open Space/Business Park
	Public Facility	Cemetery Public Facility Public or Quasi-Public Schools
Specific Plan Area/ Study Area	Regional University Specific Plan	Specific Plan Specific Study Corridor

The following paragraphs describe each land use designation used on the *Land Use Diagram* in terms of typical uses and how the designation is applied.

**Agriculture (AG) (10, 20, 40, 80-160 acre minimum)**

This designation identifies land for the production of food and fiber, including areas of prime agricultural soils, and other productive and potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses, or where potential conflicts can be mitigated. Typical land uses allowed include: crop production, orchards and vineyards, grazing, pasture and rangeland, hobby farms; other resource extraction activities; facilities that directly support agricultural operations, such as agricultural products processing; and necessary public utility and safety facilities. Allowable residential development in areas designated Agriculture includes one principal dwelling and one secondary dwelling per lot, caretaker/employee housing, and farm worker housing.

**Timberland (T) (10, 20, 40, 80-640 acre minimum)**

This designation is applied to mountainous areas of the county where the primary land uses relate to the growing and harvesting of timber and other forest products, together with limited, low-intensity public and commercial recreational uses. Typical land uses allowed include: all commercial timber production operations and facilities; agricultural operations where soil and slope conditions permit; mineral and other resource extraction operations; recreation uses such as incidental camping, private, institutional and commercial campgrounds (but not recreational vehicle parks); and necessary public utility and safety facilities. Allowable residential development in areas designated Timberland includes one principal dwelling and one secondary dwelling per lot and caretaker/employee housing.

**Greenbelt and Open Space (OS)**

This designation is intended to identify and protect important open space lands within Placer County, including: National Forest, Bureau of Reclamation, Bureau of Land Management lands or other public lands specifically reserved or proposed for watershed preservation, outdoor recreation, wilderness or wildlife/environmental preserves; sites or portions of sites with natural features such as unique topography, vegetation, habitat, or stream courses; areas providing buffers between different, potentially incompatible types of land use such as intensive agricultural operations and residential uses, hazardous areas and/or land uses and areas with concentrations of population, and residential areas and important community facilities that may be viewed as nuisances by residents, such as the Western Regional Sanitary Landfill; and areas intended to preserve community identity by providing separation between communities. Typical land uses allowed within Greenbelt and Open Space areas are limited to low-intensity agricultural and public recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and necessary public utility and safety facilities.

**Resorts and Recreation (REC)**

This designation is applied to mountain, water-oriented, and other areas of existing and potential public and commercial recreational use, where such use can occur without conflict with surrounding rural and/or agricultural uses. Typical land uses allowed include: parks, camping facilities, ski and other resort facilities including residential, transient lodging, and commercial uses in support of such facilities, necessary public utility and safety facilities, and similar and compatible uses.

**Water Influence (W)**

This designation identifies significant lakes, reservoirs, and other bodies of water; and when this designation is located adjacent to the Resorts and Recreation or commercial designations, areas suitable for the development and operation of water-oriented, public and private recreational and commercial uses and facilities. Typical land uses allowed include: parks and necessary public utility and safety facilities; and launching areas, marinas, and supporting commercial uses when the Water designation is applied adjacent to the Resorts and Recreation or commercial designations.

**Rural Residential (RR)**

This designation is applied to areas generally located away from cities and unincorporated community centers, in hilly, mountainous, and/or forested terrain and as a buffer zone where dispersed residential development on larger parcels would be appropriate, and compatible with smaller-scale farming and ranching operations. Typical uses allowed include: detached single-family dwellings and secondary dwellings; agricultural uses such as crop production and grazing, equestrian facilities, and limited agricultural support businesses such as roadside stands, farm equipment and supplies sales; resource extraction uses; various facilities and services that support residential neighborhoods, such as churches, schools, libraries, child care and medical facilities; and parks and necessary public utility and safety facilities.

**Low Density Residential (LDR)**

This designation is applied to urban or urbanizing areas suitable for single-family residential neighborhoods, with individual homes on lots ranging in area from 10,000 square feet to one acre.

Typical land uses allowed include: detached single-family dwellings, secondary dwellings, and residential accessory uses; churches, schools, parks, golf courses, child care facilities; and necessary public utility and safety facilities.

#### **Medium Density Residential (MDR)**

This designation is applied within urban areas to single-family residential neighborhoods where some lower-density multi-family housing may also be appropriate. Typical land uses allowed include: detached and attached single-family dwellings, secondary dwellings, smaller-scale multi-family dwellings (e.g., duplexes, triplexes and fourplexes), and residential accessory uses; churches, schools, parks, golf courses, child care facilities; and necessary public utility and safety facilities.

#### **High Density Residential (HDR)**

This designation provides for residential neighborhoods of grouped or clustered single-family dwellings, duplexes, apartments, and other multiple-family attached dwellings such as condominiums. This designation is applied within urban areas where residential development will be near transportation corridors, downtowns, village centers, other major commercial centers, schools and community services. Typical land uses allowed include: detached and attached single-family dwellings, secondary dwellings, all types of multi-family dwellings (e.g., duplexes, apartments, senior housing projects, etc.), and residential accessory uses; churches, schools, parks, golf courses, child care facilities; and necessary public utility and safety facilities.

#### **General Commercial (GC)**

This designation identifies a variety of urban commercial areas including shopping districts, service commercial areas, office areas, and neighborhood-serving commercial centers. This designation is applied within urban areas where the commercial development will be near major transportation corridors, and within downtowns, village centers, or other major commercial areas or centers. Typical land uses allowed include: all types of retail stores, restaurants, and shopping centers (limited in extent where necessary to maintain compatibility with adjoining land uses, such as in a neighborhood commercial center), offices, service commercial uses, mixed-use, recreation, education, and public assembly uses, medical services, child care facilities, necessary public utility and safety facilities, and similar and compatible uses. Developments including multi-family dwellings as the primary land use or as part of a mixed-use project may also be allowed where appropriate.

#### **Tourist/Resort Commercial (TC)**

This designation provides for specialized commercial uses serving tourism and the traveling public. This designation is applied along major transportation corridors and at major recreational destinations such as ski areas and other types of resorts. Typical land uses allowed include: overnight lodging facilities of all types, retail services, food services, motorist and vehicle services, medical facilities, parks, churches, libraries and museums, necessary public utility and safety facilities, and similar and compatible uses.

#### **Business Park/Industrial (BPI)**

This designation provides for all types of manufacturing, assembly, storage and distribution, and research and development activities in settings ranging from campus-like business or industrial parks to heavy industrial areas. The specific types of allowable industrial activity will be determined by the appropriate *community plan*, *specific plan*, or zoning. This designation is applied to areas with good access to major truck transportation routes and rail lines, located near concentrated residential areas so that employee commute times and distances are minimized. Typical land uses allowed include: all types of manufacturing and processing uses (limited where necessary to ensure compatibility between adjoining land uses), business support services, retail and service commercial uses necessary to support manufacturing and processing activities and their employees, necessary public utility and safety facilities, and similar and compatible uses. The only residential use allowed in this designation is caretaker/employee housing.

**Public Facility (PF)**

This designation is applied to government-owned facilities and quasi-public facilities in a variety of rural and urban settings. The designation is applied to areas with existing public or quasi-public facilities and land uses, or to publicly-owned lands intended for development with public facilities. Typical land uses allowed include: government offices, service centers and other institutional facilities, schools, cemeteries, solid waste facilities, necessary public utility and safety facilities, landfills and other solid waste facilities, and similar and compatible uses. The only residential use allowed in this designation is caretaker/employee housing.

**Forestry (F)**

This designation identifies those lands capable of timber production, to maintain the land's viability and economic productivity, and to protect these lands from the intrusion of incompatible uses or activities. The Forestry land use designation is found along the North Fork of the American River between Colfax and Foresthill. This area was previously included in the 1981 Foresthill General Plan but was moved into the area covered by the Countywide General Plan Land Use Diagram when the Foresthill General Plan was superseded by the Foresthill Divide Community Plan in 2008. The minimum parcel size is 20 acres to maintain a strong rural identity in the area.

**Regional University Specific Plan (RUSP)**

Specific plans provide a bridge between the goals and policies in the General Plan and specific development proposals, and incorporate detailed land-use development standards and design criteria. Each specific plan contains specific land use designations, policies and regulations to implement the development strategy for each area.

The County Board of Supervisors approved the Regional University Specific Plan on November 4, 2008. Its text and diagrams address the planning of necessary infrastructure and facilities, as well as land uses and open space. In addition, it specifies those programs and regulations necessary to finance infrastructure and public works projects. The plan includes 44.3 acres of High Density Residential (HDR) land (16-25 units/acre), 139.9 acres of Medium Density Residential (MDR) land (8-15.9 units/acre), and 10 acres of Commercial Mixed Use (CMU) land.

**LAND USE INTENSITY STANDARDS**

In addition to characterizing land use designations according to types of allowable uses, the General Plan must, according to state law, specify for each land use designation standards of population density and building intensity.

Standards of building intensity for residential uses are stated in this *General Plan* in terms of 1), the maximum number of dwelling units per net acre; 2), the allowable range of dwelling units per net acre; or 3), the number of principal dwelling units allowed per legal lot. Standards of population density for residential uses can be derived by multiplying the maximum number of dwellings per net acre by the average number of persons per dwelling unit, which for purposes of this *General Plan* is assumed to be 2.50.

Standards of building intensity for non-residential uses are stated in terms of maximum allowable floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and FAR of 0.25 would allow 2,500 square feet. The diagram below illustrates how buildings of one, two, and four stories could be developed on a given lot with an FAR of 1.00.

Various Building Configurations  
Representing a Floor-Area Ratio of 1.00  
on the Same Lot

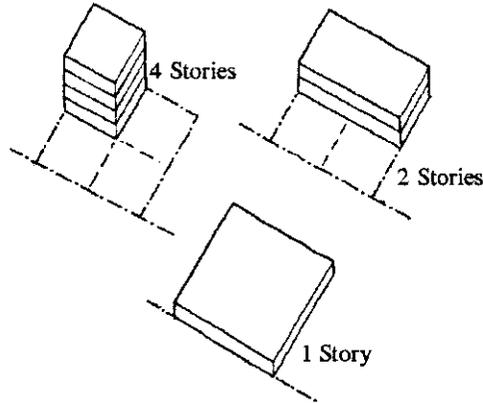


Table 1-2 specifies for each land use designation the standards for minimum lot size, the allowable range, or maximum number, of dwelling units per net acre, and the maximum allowable floor-area-ratio for non-residential uses.

**TABLE 1-2  
DEVELOPMENT STANDARDS  
By Land Use Designation**

Land Use Designation	DEVELOPMENT STANDARDS		
	Minimum Lot Area	Range/Maximum DUs per Net Acre	Maximum Nonresidential FAR
Agriculture (AG)	10 acres	**	0.30
	20 acres	**	0.30
	40 acres	**	0.30
	80 to 160 acres*	**	0.30
Timberland (T)	10 acres	**	0.06
	20 acres	**	0.06
	40 acres	**	0.06
	80 to 640 acres*	0	0.06
Forestry (FOR)	20 to 160 acres*	0	0.02
Greenbelt and Open Space (OS)	5 to 160 acres*	**	0.02
Resorts and Recreation (REC)	1 to 160 acres*	**	0.30
Water Influence (W)	n/a	0	0.20
Rural Residential (RR)	1 to 10 acres*	**	0.30
Low Density Residential (LDR)	10,000 sq. ft. to 1 acre*	1-5 du	0.30
Medium Density Residential (MDR)	3,500 to 10,000 sq. ft.*	5-10 du	0.70
High Density Residential (HDR)	3,500 to 10,000 sq. ft.*	10-21 du	1.05
General Commercial (GC)	5,000 sq. ft.	21 du	2.00
Tourist/Resort Commercial (TC)	6,000 to 20,000 sq. ft.*	11-21 du	0.80
Business Park/Industrial (I)	10,000 sq. ft. to 5 acres*	0	1.80
Public Facility (PF)	n/a	0	n/a
Regional University Specific Plan	See Specific Plan Documents		

\*Minimum lot size within range determined by zoning

\*\*Only one principal dwelling allowed per lot

## IMPLEMENTATION OF LAND USE DESIGNATIONS

The land use designations used in this *General Plan* are intended to generally portray overall land use patterns throughout the unincorporated areas of the county rather than precisely define the specific land uses appropriate on each parcel of land. The land use policies and standards of the *General Plan* are implemented on a day-to-day basis through zoning, which imposes specific development standards on any proposed land use. Table 1-3 shows the various zone districts of the *Placer County Zoning Ordinance* that can be used to consistently implement each land use designation used in the *Placer County General Plan*. In addition to these basic zone districts, a variety of combining zones described in the *Zoning Ordinance* may be used to implement the *General Plan*.

**TABLE 1-3  
GENERAL PLAN LAND USE DESIGNATIONS  
AND CONSISTENT ZONING DISTRICTS**

General Plan Land Use Designation	Existing Consistent Zoning Districts
<b>Agriculture (AG)</b> 10, 20, 40, 80-160 ac. min.	Agricultural Exclusive (AE) Farm (F) Residential-Agricultural (RA) Open Space (O)
<b>Timberland (T)</b> 10, 20, 40, 80-640 ac. min.	Forestry (FOR) Timberland Production District (TPZ) Residential-Forest (RF) Open Space (O)
<b>Greenbelt and Open Space (OS)</b>	Open Space (O) Forestry (FOR)
<b>Resorts and Recreation (REC)</b>	Forestry (FOR) Resort (RES) Residential Single-Family (RS) Residential Multi-Family (RM) Open Space (O) Water Influence (W)
<b>Water Influence (W)</b>	Water Influence (W)
<b>Rural Residential (RR)</b> 1-10 ac. min.	Farm (F) Residential-Agricultural (RA) Residential-Forest (RF) Open Space (O)
<b>Low Density Residential (LDR)</b> 10,000 sq. ft. to 1 acre min.	Residential-Agricultural (RA) Residential Single-Family (RS)
<b>Medium Density Residential (MDR)</b> 3,500 to 10,000 sq. ft. min.	Residential Single-Family (RS) Residential Multi-Family (RM) Combining Density Limitation (-DL) Planned Residential Development (PD)
<b>High Density Residential (HDR)</b> 3,500 to 10,000 sq. ft. min.	Residential Multi-Family Combining Density Limitation (-DL)
<b>General Commercial (GC)</b>	Commercial Planned Development (CPD) Neighborhood Commercial (C1) General Commercial (C2) Heavy Commercial (C3) Highway Service (HS) Office and Professional (OP) Mixed-Use (MU)
<b>Tourist/Resort Commercial (TC)</b> 6,000 to 20,000 sq. ft. min.	Highway Service (HS) Resort (RES)

General Plan Land Use Designation	Existing Consistent Zoning Districts
<p><b>Business Park/Industrial (BPI)</b> 10,000 sq. ft. to 5 acres</p>	<p>Airport (AP) Business Park (BP) Industrial (IN) Industrial Park (INP)</p>
<p><b>Public Facility (PF)</b></p>	<p>Any zoning classification</p>
<p><b>Regional University Specific Plan</b></p>	
<p><b>All General Plan Land Use Designations</b></p>	<p>Combining Agriculture (-AG) Combining Aircraft Overflight (-AO) Combining Building Site (-B) Combining Conditional Use Permit (-UP) Combining Density Limitation (-DL) Combining Design Review (-Dc, -Ds, -Dh) Combining Development Reserve (-DR) Combining Flood Hazard (-FH) Combining Geological Hazard (-GH) Combining Mineral Reserve (-MR) Combining Planned Residential Development (-PD) Combining Special Purpose Zone (-SP) Combining Traffic Management (-TM)</p>

**LAND USE BUFFER ZONE STANDARDS**

The *General Plan* and the development review and approval process generally seek to locate land uses adjacent to one another that are compatible, related, mutually supportive, and similar in the amount of traffic they generate and types of transportation facilities they need. Thus, industrial uses are often located near commercial rather than residential uses; higher-density multi-family residential uses are often located between commercial or office uses and single-family residential uses; and low density or rural residential uses are often located between single-family residential and agricultural land uses. In some cases, however, existing land use or circulation patterns, the timing of development on properties with different owners, environmental constraints or other factors prevent new land use patterns from providing a "gradation" of uses to ensure compatibility and thus necessitate the use of other tools. One of the most commonly used and effective means of minimizing conflicts between potentially incompatible land uses is to provide a "buffer zone" between the uses.

This *General Plan* requires the use of buffer zones in several types of development. While the exact dimensions of the buffer zones and specific uses allowed in buffer zones will be determined through the County's specific plan, land use permit, and/or subdivision review process, buffer zones must conform to the following standards (as illustrated conceptually in Figures 1-3 through 1-6); provided, however, different buffer zone standards may be established within a Specific Plan as part of the Specific Plan approval.

**PLANNING STANDARDS**

1. **Agriculture/Timberland Buffers.** These buffer zones are required to separate urban uses (particularly residential) from lands designated Agriculture or Timberland on the *Land Use Diagram*, where noise from machinery, dust, the use of fertilizers and chemical sprays, and other related agricultural/timber harvesting activities would create problems for nearby residential and other sensitive land uses. These buffers also serve to minimize disturbance of agricultural operations

from nearby urban or suburban uses, including trespassing by nearby residents and domestic animals. Figures 1-3 and 1-4 illustrate how these buffer zones might be used.

- a. **Buffer Dimensions:** Timber harvesting and agricultural practices associated with crop production can contribute to land use conflicts when development occurs adjacent to agricultural and timberland areas. Since production practices vary considerably by crop type, buffer distances may vary accordingly. The separations shown in Table 1-4 are required between areas designated Agriculture or Timberland and residential uses, commercial/office uses, business park uses, and some types of recreational uses; no buffers are required for other uses. The buffer widths are expressed as ranges because of the possible influences of site- or project-specific characteristics.
- b. **Uses Allowed in Buffer:** Low-density residential uses on parcels of one to 20 acres or open space uses are permitted within the buffer, although the placement of residential structures is subject to the minimum "residential exclusion areas" shown in Table 1-4. Non-habitable accessory structures and uses may be located in the exclusion area, and may include barns, stables, garages, and corrals.

**TABLE 1-4  
MINIMUM AGRICULTURE/TIMERBLAND BUFFER ZONE WIDTH**

Agricultural/Timberland Use	Buffer Zone Width	
	Residential Exclusion Area <sup>1</sup>	Buffer Width Range <sup>2</sup>
Field crops	100 feet	100 to 400 feet
Irrigated orchards	300 feet	300 to 800 feet
Irrigated vegetables, rice	400 feet	200 to 800 feet
Rangeland/pasture	50 feet	50 to 200 feet
Timberland	100 feet	100 to 400 feet
Vineyard	400 feet	400 to 800 feet

<sup>1</sup> Residential structures prohibited; non-habitable accessory structures permitted.

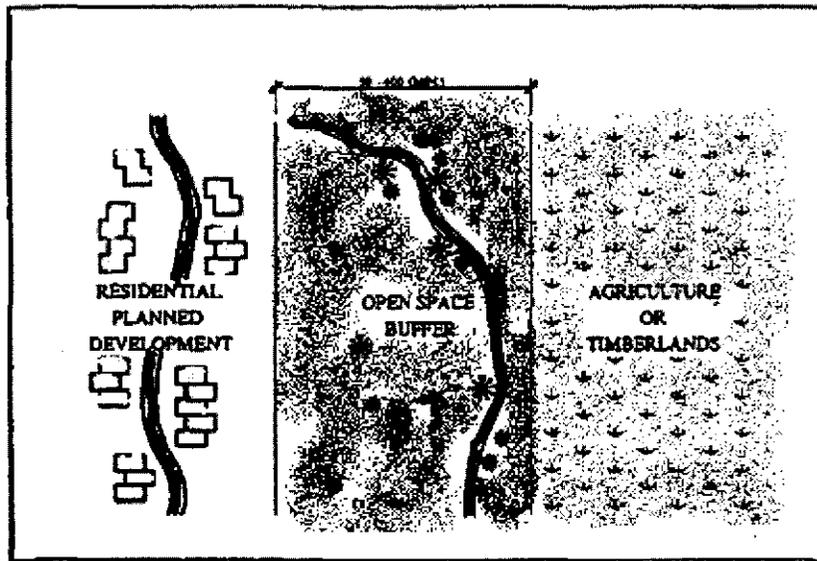
<sup>2</sup> Required buffer dependent on site- or project-specific characteristics as determined through County's specific plan, land use permit, and/or subdivision review process.

- 2. **Industrial/Residential Buffers.** These buffer zones are required to separate residential land uses from areas designated Business Park/Industrial where noise from vehicles and equipment, the use of hazardous materials in manufacturing processes, truck traffic, and otherwise heavy traffic volumes would be incompatible with nearby residential uses. Figure 1-5 shows how a buffer might be used to separate a residential area from an industrial area.
  - a. **Buffer Dimensions:** Generally, industrial/residential buffers shall be a minimum width of 300 feet, but may be reduced to not less than 100 feet where the buffer includes such features as screening walls, landscaped berms, and/or dense landscaping, with guarantees of proper, ongoing landscaping maintenance.
  - b. **Uses Allowed in Buffer:** Commercial and office uses; open space and recreation uses such as greenbelts, parks, and playfields.
- 3. **Sensitive Habitat Buffers.** These buffer zones are required to separate any type of urban development from such sensitive habitat areas as stream corridors, wetlands, sensitive species habitats, and old growth forests, where the land-altering aspects of

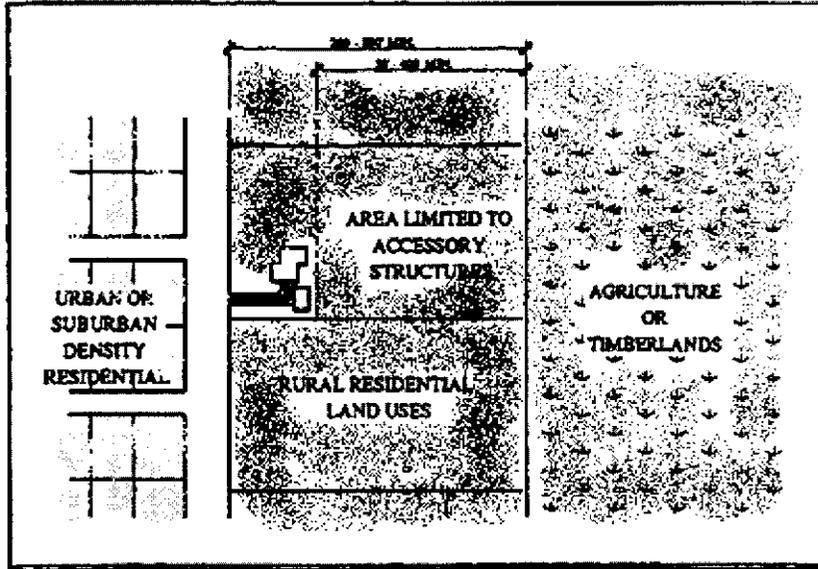
development itself, and/or the secondary effects of development (e.g., runoff from pavement carrying pollutants, air pollution emissions, traffic, noise, glare, increased pedestrian access) may degrade important habitat areas. Figure 1-6 shows an example of a sensitive habitat buffer.

- a. **Buffer Dimensions:** Sensitive habitat buffers 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 the sensitive habitats to be protected. (See also policy 6.A.1.)
- b. **Uses Allowed in Buffer:** Open space and recreational uses including undeveloped greenbelts, nature preserves, parks, hiking trails and bicycle paths. No land use allowed within the buffer that involves grading or the removal of natural vegetation shall be located any closer than 50 feet to the top of a stream bank or to the outermost extent of riparian vegetation, wetland, or other identified habitat, whichever is greater.

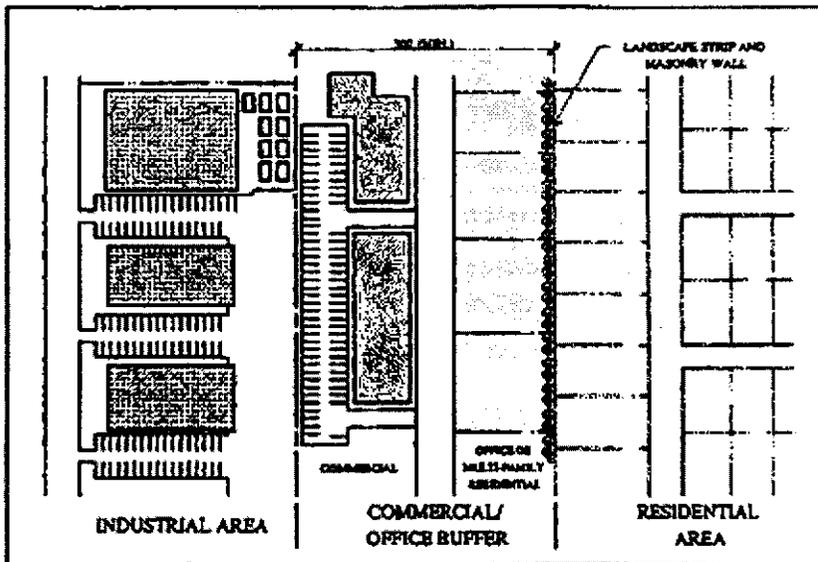
**FIGURE 1-3**  
**AGRICULTURE/TIMBERLAND BUFFER ZONE**  
**Residential Planned Development with Open Space Buffer**



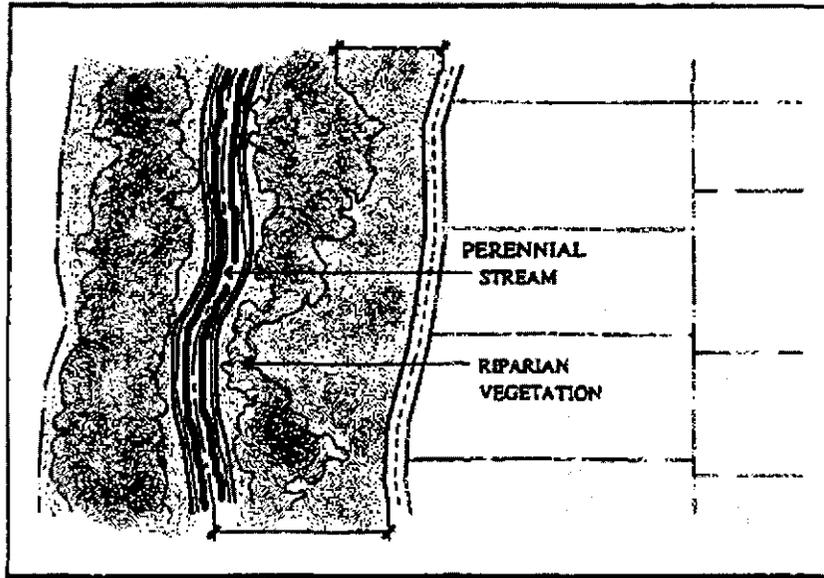
**FIGURE 1-4**  
**AGRICULTURE/TIMBERLAND BUFFER ZONE**  
Urban/Suburban Residential with Rural Residential Buffer



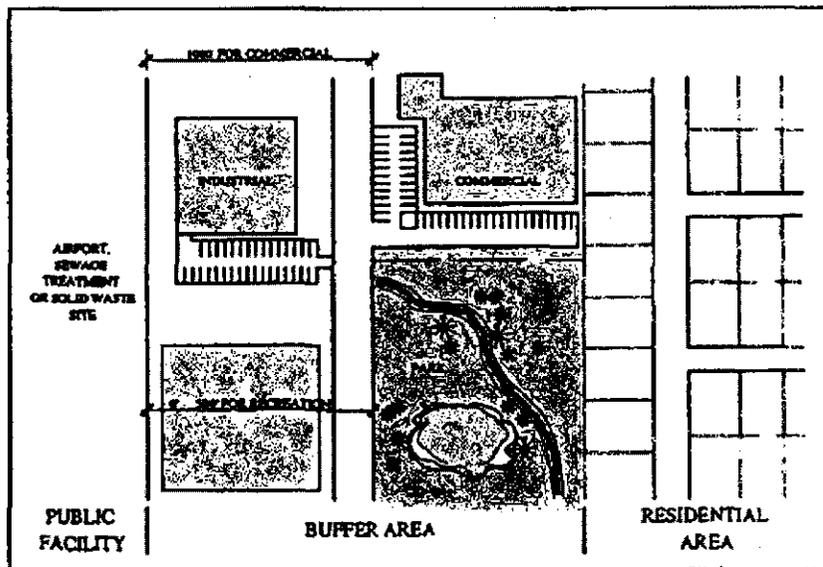
**FIGURE 1-5**  
**INDUSTRIAL BUFFER ZONE**



**FIGURE 1-6  
SENSITIVE HABITAT BUFFERS**



**FIGURE 1-7  
PUBLIC FACILITY BUFFER ZONE**



- 4. Public Facility Buffers.** These buffer zones are required to protect the long-term viability of critical public facilities such as solid waste transfer and disposal sites, sewage treatment plants, and airports that may have significant nuisance characteristics. Public facility buffer zones are intended to separate residential, commercial, and other land uses continuously or frequently occupied by people from the uses stated above and/or from areas designated Public Facility where odors, wind-borne debris, noise from vehicles, equipment and aircraft, and the potential for the presence of hazardous materials would likely be perceived as a nuisance or otherwise be incompatible with other land uses. Figure 1-7 illustrates how such a buffer might be applied.
- a. **Buffer Dimensions:** The noise and odors produced by certain public facility operations that can be experienced off the site of the facility are the most important factors contributing to land use conflicts when development occurs adjacent to airports or solid waste or waste treatment facilities. Public facility buffer zones are required between the identified types of public facilities and the Land Use Diagram designations shown in Table 1-5, wherein minimum widths are based on the type of adjacent land use.
  - b. **Uses Allowed in Buffer:** All public facility buffer zones may include greenbelt and open space uses. Buffers may also include the following uses, depending on the type of public facility being protected:
    - (1) **Airports:** May also include industrial and recreation uses consistent with the buffer requirements of Table 1-5 for recreational uses.
    - (2) **Wastewater Treatment Plants:** May also include industrial uses consistent with the buffer requirements of Table 1-5 for industrial uses.
    - (3) **Solid Waste Transfer Stations:** May also include commercial and industrial uses.
    - (4) **Solid Waste Disposal Sites:** May also include industrial and recreation uses consistent with the buffer requirements of Table 1-5 for recreational uses.

**TABLE 1-5  
MINIMUM PUBLIC FACILITY BUFFER ZONE WIDTH**

Type of Public Facility	Minimum Buffer Zone Width (feet) by Land Use Designation			
	Residential	Commercial	Industrial	Recreation
Airport <sup>1</sup>	2,000	1,000 <sup>2</sup>	0	0 - 500 <sup>3</sup>
Sewage treatment plant	1,000	1,000	0 - 500 <sup>4</sup>	1,000
Solid waste transfer station	500	0	0	500
Solid waste disposal site	5,280 <sup>5</sup>	1,000	0	500

<sup>1</sup> See also comprehensive land use plans (CLUPs) for airports.

<sup>2</sup> Buffer required for non-airport related commercial uses only.

<sup>3</sup> No separation necessary for expansive, low-population outdoor recreation facilities such as golf courses; 500 feet for places of public assembly, outside of aircraft overflight areas.

<sup>4</sup> No separation necessary for warehousing uses with a low employee-per-square foot ratio; 500 feet required for manufacturing facilities and business parks.

<sup>5</sup> Policy 4.G.11 protects landfill facilities from future residential encroachment by requiring a residential buffer of one mile measured from the property line of an active or future landfill site.

**BUFFER ZONE PRESERVATION**

Land use buffer zones shall be reserved and guaranteed in perpetuity through land acquisition, purchase of development rights, conservation easements, deed restrictions, or similar mechanisms, with adjacent proposed development projects providing the necessary funding.

**CIRCULATION PLAN DIAGRAM AND STANDARDS****ROADWAY SYSTEM**

The *Circulation Plan Diagram* for the *Countywide General Plan* depicts the proposed circulation system for unincorporated Placer County to support development under the *Land Use Diagram*. This circulation system is shown on the diagram by means of a set of roadway classifications. The roadway classification system has been developed to guide Placer County's long-range planning and programming. Roadways are classified in this system based on the linkages they provide and their function, both of which reflect their importance to the land use pattern, traveler, and general welfare.

Roadways have two functions, which conflict from a design standpoint: to provide mobility and to provide property access. High and constant speeds are desirable for mobility, while low speeds are more desirable for property access. A functional classification system provides for specialization in meeting the access and mobility requirements of the development permitted under the *General Plan*. Local streets emphasize property access; highways and arterials emphasize high mobility for through-traffic; and collectors attempt to achieve a balance between both functions.

The *Circulation Plan Diagram* represents the official functional classification of existing and proposed streets, roadways and highways in Placer County. This diagram and Table 1-7 depict the State highways and the arterial and collector roadway system in Placer County. All other roadways are classified as local streets. The general standards for right-of-way, access control, planned travel lanes, and future traffic volumes for each roadway class are shown in Table 1-6. The County's functional classification system recognizes differences in roadway function and standards between urban/suburban areas and rural areas. The following paragraphs define the linkage and functions provided by each class.

**Local streets** provide direct access to abutting land, and access to the collector street system. The public uses these streets for local circulation. They carry little, if any, through traffic, and generally carry very low traffic volumes. These streets are not depicted on the *Circulation Plan Diagram*.

**Collector roadways** are intended to "collect" traffic from local streets and carry it to roadways higher in the street classification hierarchy (e.g., arterials). The public uses these roadways as secondary circulation routes, and they generally carry light to moderate traffic volumes. Access to abutting land is normally permitted, but may be restricted to certain uses dependent upon future traffic volumes. The collector roadway system is depicted on the *Circulation Plan Diagram*. In urban/suburban areas, major collector roadways will generally carry higher traffic volumes than minor collectors and thus require more right-of-way and have more access restrictions.

**Arterial roadways** are fed by local and collector roadways and provide linkages to the State highway system as well as linkages to and between communities and major activity centers. The public uses these roadways as primary circulation routes for through traffic, and they carry higher volumes of traffic than local streets and collector roadways. In urban/suburban areas, major arterials will generally carry higher traffic volumes than minor arterials and thus require more right-of-way and have more access restrictions. Rural arterial roadways may or may not carry high traffic volumes, but do provide primary access routes for through travel in rural areas of the county.

**Thoroughfares** are special arterial roadways with greater access control designed to carry high volumes of traffic with limited travel delay. Such roadways are used as primary circulation routes to carry longer-distance, through-traffic.

**Expressways** are high-speed, high-capacity roadways with very limited access control whose main purpose is to serve through traffic over long distances.

The *Circulation Plan Diagram* includes a number of new roadways, some that would be needed by the year 2010 and some that are not anticipated to be needed until after that point (designated as "post-2010"). The *Circulation Plan Diagram* indicates the planned alignments for these roadways based on travel demand forecasts and circulation needs for the year 2010 and the year 2040. The alignments indicated in the *Circulation Plan Diagram* are adopted plan lines; alternate alignments may be substituted if demonstrated to be feasible and the *General Plan* is amended. Alignment studies, including environmental review under CEQA, will be required to define precise alignments for these roadways that minimize adverse impacts while meeting the circulation objectives of the new roadways.

The post-2010 roadways are located principally in areas not designated for development on the *Land Use Diagram*. This does not imply an intent to provide this level of road improvements by 2010. The purpose of designating these long-term roadways is to preserve rights-of-ways for these facilities and to plan for their ultimate implementation. This allows Placer County to control setbacks and require offers of dedication of the appropriate width for future roadways in these areas.

**TABLE 1-6  
GENERAL ROADWAY STANDARDS BY FUNCTIONAL CLASS**

Functional Class	Access Control		Typical Number of Lanes	General ROW Requirements
	Minimum Intersection/Interchange Spacing	Driveways Allowed		
<b>State Highways</b>				
<b>Freeways</b>	1 - 2 miles	None	4 - 10	--
<b>Conventional</b>		Limited	2 - 4	--
<b>Urban/Suburban</b>				
Limited Access Thoroughfares	1-2 miles	None	4-6	500' to 1000' <sup>1</sup>
Thoroughfares	½ miles	None	4 - 6	120' - 140'
Major Arterial	¼ miles	Limited	4 - 6	96' - 120'
Minor Arterial		Non-Residential	2 - 4	84' - 96'
Major Collector		Non-Residential	2	72' - 84'
Minor Collector		All Uses	2	60' - 72'
Local		All Uses	2	50' - 60'
<b>Rural</b>				
Limited Access Thoroughfares	1-2 miles	None	4-6	500' to 1000'
Arterial		Limited	2 - 4	70' - 84'
Collector		All Uses	2	60' - 70'
Local		All Uses	2	50' - 60'

<sup>1</sup> ROW width may be less than or equal to the corridor width indicated in the Placer Parkway Corridor Preservation. Tier 1 Environmental Impact Statement/Environmental Impact Report (SPRTA Resolution No. 09-06)

**TABLE 1-7  
FUNCTIONAL CLASSIFICATIONS BY GEOGRAPHIC AREA**

Area/Class	Name	Roadway Segment
<b>SOUTH PLACER</b> State Highway - Freeway	Interstate 80 Route 65	All I-80 to Nelson Lane
State Highway - Conventional	Route 65 Route 193	Nelson Lane to Yuba County Line All
Thoroughfares	Blue Oaks Blvd Extension Foothill Boulevard Baseline Road Watt Avenue Sheridan Lincoln Boulevard	Roseville City limits to Placer Parkway Roseville City limits to Athens Roseville City limits to Sutter County Sacramento County to Baseline Road City of Lincoln to Sheridan
Expressway	Placer Parkway	State Route 65 to Sutter County
Urban/Suburban Major Arterials	Douglas Boulevard Sierra College Boulevard Sierra College Boulevard University Boulevard Auburn-Folsom Road Dyer Lane Walerga Road 16 <sup>th</sup> Street	Auburn-Folsom Road to Roseville City limits Sacramento County line to Rocklin City limits SR 193 to Loomis Santucci Boulevard to end Sacramento County line to Douglas Blvd. Entire Length Roseville to Sacramento County line Sacramento County line to Baseline Road
Urban/Suburban Minor Arterials	Athens Avenue Industrial Avenue Auburn-Folsom Road Fiddymont Road Barton Road East Roseville Parkway Eureka Road Sunset Boulevard	Fiddymont Road to Industrial Avenue Roseville City limits to SR 65 Douglas Boulevard to Laird Road Roseville City limits to Sunset Boulevard West Sacramento County line to Olive Ranch Road Roseville City limits to Barton Road Roseville City limits to Auburn-Folsom Rd Rocklin City limits to Foothill Boulevard

**TABLE 1-7  
FUNCTIONAL CLASSIFICATIONS**

<b>Area/Class</b>	<b>Name</b>	<b>Roadway Segment</b>
<b>Urban/Suburban Major Collector</b>	Olive Ranch Road	Cavitt & Stallman to Barton Road
<b>Urban/Suburban Minor Collector</b>	Vineyard Road	Crowder Lane to Roseville City limits
	Crowder Lane	Baseline Road to Vineyard Road
	Joe Rodgers Road	Auburn-Folsom Road to Douglas Blvd.
<b>Rural Arterials</b>	Nicolaus Road	Sutter County line to Lincoln City limits
	Fiddymment Road	Sunset Boulevard West to Moore Road
	Sunset Blvd West	Fiddymment Road to Sutter County line
	Laird Road	Loomis limits to Auburn-Folsom Road
	Auburn-Folsom Road	Auburn City limits to Laird Road
	Barton Road	Olive Ranch Road to Loomis City limits
	Wise Road; W. Wise Rd.	Mt. Vernon Road to Route 65
	McCourtney Road	Lincoln City limits to Camp Far West Road
	Moore Road	Fiddymment Road to Route 65
	Whitney Boulevard	Rocklin City limit to Route 65
<b>Rural Collectors</b>	Locust Road	Sacramento County line to Baseline Road
	Cavitt-Stallman	Sierra College Blvd to Auburn-Folsom
	Nelson Lane	Moore Road to Nicolaus Road
	North Dowd Road	Riosa Road to Nicolaus Road
	South Dowd Road	Nicolaus Road to East Catlett Road
	East Catlett Road	Sutter County line to Fiddymment Road
	Fruitvale Road	McCourtney Road to Hungry Hollow Rd.
	Riosa Road	Sutter County line to McCourtney Road
	Fruitvale Road	Hungry Hollow Road to Gold Hill Road
	Mt. Vernon Road	Joeger Road to Wise Road
	Hungry Hollow Road	Virginiatown Road to Fruitvale Road
	Virginiatown Road	Lincoln Town limits to Fowler Road
	Fowler Road	SR 193 to Fruitvale Road
	Camp Far West Road	SR 65 to McCourtney Road
	Andressen Road	Riosa Road to end
	Karchner Road	McCourtney Road to Riosa Road
	PFE Road	Watt Avenue to Roseville City limits
	Cook-Riolo Road	Baseline Road to Sacramento County line
	Porter Road	Camp Far West Road to Karchner Road
	W. Wise Road	Sutter County line to Route 65
	Moore Road	Sutter County line to Fiddymment Road
	Wheatland Road	Sutter County line to SR 65

**TABLE 1-7**  
**FUNCTIONAL CLASSIFICATIONS**  
**By Geographic Area – Auburn-Foothills**

Area/Class	Name	Roadway Segment
<b>AUBURN-FOOTHILLS</b>		
State Highway - Freeway	Interstate 80	All
State Highway - Conventional	State Route 193	All
	State Route 49	All
Urban/Suburban Major Arterials	Bell Road	I-80 to SR 49
	Lincoln Way	I-80 to Auburn City limits
Urban/Suburban Minor Arterials	Ophir Road	Route 193 to I-80
	Bowman Road	Dry Creek Road to Auburn Ravine
	Bell Road	SR 49 to Joeger Road
Urban/Suburban Major Collectors	Luther Road	SR 49 to Bowman Road
	New Airport Road	SR 49 to Old Airport Road
	Atwood Road	SR 49 to Richardson Drive
	Richardson Drive	Dry Creek Road to Atwood Drive
	Quartz Drive	Bell Road to Highway 49
Rural Arterials	Dry Creek Road	I-80 to Joeger Road
	Indian Hill Road	I-80 to Auburn City limits
	Penryn Road	King Road to Taylor Road
	King Road	I-80 to Auburn-Folsom Road
	Foresthill Road	Lincoln Way to Michigan Bluff Road
	Taylor Road	Loomis Town limit to SR 193
	Sierra College Boulevard	Loomis North Town Limits to SR 193
	Joeger Road	Mt. Vernon Road to Dry Creek Road
	Auburn-Folsom Road	Auburn City limits to Laird Road

**TABLE 1-7**  
**FUNCTIONAL CLASSIFICATIONS**  
**by Geographic Area – Auburn-Foothills**

Area/Class	Name	Roadway Segment
Rural Collectors	Newcastle Road	Old State Hwy (near I-80) to Rattlesnake Bar Rd.
	Penryn Road	Taylor Road to English Colony Way
	Placer Canyon Parkway	Auburn-Folsom Road to end
	Mt. Vernon Road	Joeger Road to Auburn City limits
	Joeger Road	Dry Creek to SR 49
	Bell Road	Joeger Road to Lone Star Road
	Horseshoe Bar Road	Loomis Town limits to Auburn-Folsom Road
	Wise Road	Ophir Road to Mt. Vernon Road
	Baxter Grade	Wise Road to Mt. Vernon Road
	Gold Hill Road	SR 193 to Wise Road
	Chili Hill Road	Lozanos Road to Gold Hill Road
	Lozanos Road	Wise Road to Ophir Road
	Ridge Road	SR 193 to Gold Hill Road
	Atwood Road	Richardson Drive to Mt. Vernon Road
	Bald Hill Road	Lozanos Road to Mt. Vernon Road
	Millertown Road	Wise Road to Mt. Vernon Road
	English Colony Way	Taylor Road to Sierra College Boulevard
	Colwell Road	Swetzer Road to Humphrey Road
	Swetzer Road	Loomis Town limits to English Colony Way
	Delmar Avenue	English Colony Way to Citrus Colony Road
	Citrus Colony Road	Delmar Avenue to Humphrey Road
	Brennans Road	Newcastle Road to King Road
	Rock Springs Road	Taylor Road to Auburn-Folsom Road
	Val Verde Road	Wells Avenue to King Road
Wells Avenue	Val Verde Road to Barton Road	
Dick-Cook Road	Val Verde Road to Auburn-Folsom Road	
Christian Valley Road	Dry Creek Road to end	
Stanley Drive	Virginia Drive to Christian Valley Road	

**TABLE 1-7  
FUNCTIONAL CLASSIFICATIONS  
by Geographic Area – Lower Sierra**

Area/Class	Name	Roadway Segment
<b>LOWER SIERRA</b>		
State Highway - Freeway	Interstate 80	All
State Highway –Conventional	State Route 174	All
Rural Arterials	Placer Hills Road	I-80 to end
Rural Collectors	Rollins Lake Road	Hwy 174 to Magra Road
	Tokayana Way	Placer Hills Road to Colfax City limits
	Meadow Vista Road	Placer Hills Road to McElroy Road
	Meadow Gate Road	Lake Arthur Road to Placer Hills Road
	Pine Avenue	SR 89 to Fountain Avenue
	Crother Road	Placer Hills Road to Applegate Road
	Applegate Road	I-80 to end
	West Weimar Cross Rd	Placer Hills Road to I-80
	Canyon Way	I-80 to Colfax City limits
	Combie Road	Placer Hills Road to end
Lake Arthur Road	Dry Creek Road to Crother Road	

**TABLE 1-7**  
**FUNCTIONAL CLASSIFICATIONS**  
**By Geographic Area – Sierra/Tahoe**

Area/Class	Name	Roadway Segment
<b>SIERRA/TAHOE</b>		
State Highway - Freeway	Interstate 80	All
State Highway - Arterial	State Route 89	All
	State Route 267	All
	State Route 28	All
	State Route 20	All
Rural Arterials	Squaw Valley Road	SR 89 to end
	Alpine Meadows Road	SR 89 to end
Rural Collectors	Northstar Drive	SR 267 to end
	National Avenue	SR 28 to end
	Agate Road	SR 28 to end
	Estates Drive	SR 28 to Wildwood Road
	Regency Way	N. National Avenue to end
	Lake Forest Road	SR 28 to SR 28
	Grove Street	Fairway Drive to SR 28
	Fairway Drive	Grove Street to SR 28
	Granlibakken Road	SR 89 to end
	Pineland Drive	SR 89 to Twin Peaks Drive
	Ward Creek Boulevard	Twin Peaks Drive to Courchevel Road
	Courchevel Road	Ward Creek Boulevard to Gstaad Road
	McKinney Rubicon Springs Rd.	SR 89 to County line
	Soda Springs Road	Nevada County line to Serene Road
	Alta Bonny Nook	I-80 to Baxter Road
	Main Street (in Alta)	Sacramento Street to Ridge Road
Sacramento Street (in Alta)	Ridge Road to Main Street	

**TRANSIT DEVELOPMENT CORRIDORS**

As population and employment in Placer County increase, there will be greater opportunities for transit use. These opportunities can be maximized with planning aimed at concentrating higher-intensity development and ensuring good transit accessibility. Similar to the roadway functional classification system, which guides the long-range planning of roadways for mobility and access, the designation of *transit development corridors* is intended to promote transit use through land use and design standards that enhance transit accessibility.

The designation of *transit development corridors* depends upon 1) existing or future availability of "high-capacity" transit service (i.e., proposed rail lines or arterials that link major activity centers), and 2) availability of land that could be developed or redeveloped with higher-intensity residential uses and employment centers under the *General Plan*. With the concentration of higher-intensity development in certain corridors, high-capacity transit service may be feasible, whereas higher intensities in scattered locations throughout the county are unlikely to support viable high-capacity transit services, especially rail service. Designating *transit development corridors* provides the County with guidance for developing land use and design standards in the corridor to make development more accessible to transit.

Figure 1-9 shows and Table 1-8 lists the designated *transit development corridors* according to two categories: limited access and arterial. Limited access transit development corridors would provide access to transit at widely-spaced rail stations or park-and-ride lots along freeway corridors, while arterial transit corridors would have transit access almost continuously along the corridor in developed areas.

As described above, the *transit development corridor* designation is intended to facilitate the development of land use and design standards that promote the viability of high-capacity transit in those corridors where there is a significant amount of undeveloped or redevelopable land. This does not imply that transit services would not be viable and should not be pursued in other important corridors, such as State Routes 28, 49, and 89, which are designated as transit development corridors in the Placer County *Congestion Management Program (CMP)*, as well as other major arterials.

**TABLE 1-8  
DESIGNATED TRANSIT DEVELOPMENT CORRIDORS**

Corridor Type	Corridor	Limits
Limited Access	I-80/Union Pacific	Sacramento County to Colfax
	SR 65/Union Pacific	Roseville to Lincoln
Arterial	Blue Oaks Boulevard Extension	Route 65 to Sutter County
	Watt Avenue/Santucci Blvd.	Sacramento County to Blue Oaks Blvd Extension
	N. Foothills Boulevard	Roseville to Lincoln

# **Part II**

## **Goals, Policies, and Implementation Programs**

**Section 1**  
**Land Use**

---

## SECTION 1

### LAND USE

#### GENERAL LAND USE

**Goal 1.A:** To promote the wise, efficient, and environmentally-sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses.

##### Policies

- 1.A.1. The County will promote the efficient use of land and natural resources.
- 1.A.2. The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.
- 1.A.3. The County shall distinguish among urban/suburban and rural areas to identify where development will be accommodated and where public infrastructure and services will be provided. This pattern shall promote the maintenance of separate and distinct communities.
- 1.A.4. The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.
- 1.A.5. The County shall not approve intensive forms of development or land divisions into parcels of 10 acres or less within any city's sphere of influence where that city's general plan calls ultimately for urban development except where the County General Plan or applicable Community Plan designates the area for urban, suburban, or rural residential development. The County shall inform cities in a timely manner when applications for development within their sphere of influence are filed with the County and shall consider the city's ultimate plans for the relevant area during project review. In such cases, Policy #16 in Part III shall apply to such development projects.

#### RESIDENTIAL LAND USE

**Goal 1.B:** To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.

##### Policies

- 1.B.1. The County shall promote the concentration of new residential development in higher-density residential areas located along major transportation corridors and transit routes.
- 1.B.2. The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.
- 1.B.3. The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.
- 1.B.4. The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, airports, and sewage treatment plants.
- 1.B.5. The County shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified

- by General Plan designations or zoning for a given parcel of land may not be realized.
- 1.B.6. The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.
  - 1.B.7. The County shall require residential subdivisions to be designed to provide well-connected internal and external street and pedestrian systems with clear, unobstructed pedestrian paths of travel.
  - 1.B.8. The County shall discourage the development of isolated, remote, and/or walled residential projects that do not contribute to the sense of community desired for the area.
  - 1.B.9. The County shall require that all residential development provide private and/or public open spaces in order to insure that each parcel contributes to the adequate provision of light, air, and open space.

## COMMERCIAL LAND

- Goal 1.D:** To designate adequate commercial land for and promote development of commercial uses to meet the present and future needs of Placer County residents and visitors and maintain economic vitality.

### General Commercial Areas Policies

- 1.D.1. The County shall require that new commercial development be designed to encourage and facilitate pedestrian and cyclist circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
- 1.D.2. The County shall require new commercial development to be designed to minimize the visual impact of parking areas from public roadways and existing residential uses.
- 1.D.3. The County shall require that new, urban, community commercial centers be located adjacent to major activity nodes and major transportation corridors. Community commercial centers should provide goods and services that residents have historically had to travel outside of the area to obtain.
- 1.D.4. The County shall require that significant new office developments locate near major transportation corridors and concentrations of residential uses. New office development may serve as buffers between residential uses and higher-intensity commercial uses.

### Downtown Areas/Village Centers Policies

- 1.D.5. The County shall encourage existing and new downtowns/village centers to provide a variety of goods and services, both public and private.
- 1.D.6. The County shall promote use of first floor space in new buildings in downtowns/village centers for retail, food service, financial institutions, and other high-volume commercial uses.
- 1.D.7. The County shall encourage new downtowns/village centers and new commercial projects and areas to be designed to maintain a continuous retail facade on all street frontages, except for public plazas and pedestrian passages between the front and rear of buildings.
- 1.D.8. The County shall require minimal, or in some cases no, building setbacks for commercial and office uses in new downtowns/village centers.
- 1.D.9. The County shall encourage parking in downtowns/village centers to be consolidated in

well-designed and landscaped lots or in well-located parking structures.

- 1.D.10. The County shall encourage the preservation of historic and attractive buildings in existing downtowns/village centers, and encourage new development to enhance the character of downtowns/village centers.
- 1.D.11. The County shall require that existing and new downtowns/village centers and development within them be designed to integrate open spaces into the urban fabric where possible, especially taking advantage of any natural amenities such as creeks, hillsides, and scenic views.

### Implementation Programs

- 1.1. The County shall review the Zoning Ordinance to identify revisions that could enhance the vitality of downtowns/village centers within unincorporated communities. Depending on the results of that review, the County shall initiate Zoning Ordinance revisions.
- Responsibility: CDRA Planning Services Division  
Planning Commission
- Funding: General Fund
- Status: Completed. The County's Commercial Planned Development (CPD) zone district permits a variety of mixed-uses including commercial, office, and residential uses. The Zoning Ordinance has also been modified to permit a reduction in the number of parking spaces for a mixed-use development if it is demonstrated that hours of operation of different uses will effectively allow dual use of parking spaces. Specific Plans recently approved by the County have identified mixed use zones (Commercial Mixed Use). The development standards and design guidelines for each Specific Plan provide the framework for a functional village center.
- 1.2. The County shall modify its Design Guidelines Manual to include standards for the development of downtowns/village centers in new development areas.
- Responsibility: CDRA Planning Services Division  
CDRA Engineering and Surveying Division  
Planning Commission  
Board of Supervisors
- Funding: General Fund
- Status: Completed. Supplemental design guidelines have been added to the Placer County Design Guidelines Manual for the core and transitional areas, in the North Auburn area. Special design standards have also been developed for the Village Center areas of the Placer Vineyards and Regional University Specific Plans. The Foresthill Divide Community Plan update included special design guidelines for the mixed use areas and the commercial district in downtown Foresthill.
- 1.3. New specific plans shall include design standards and guidelines for the development of downtown/village centers.
- Responsibility: CDRA Planning Services Division
- Time Frame: Ongoing
- Funding: General Fund

**INDUSTRIAL LAND USE**

**Goal 1.E:** To designate adequate land for and promote development of industrial uses to meet the present and future needs of Placer County residents for jobs and maintain economic vitality.

**Policies**

- 1.E.1. The County shall only approve new industrial development that has the following characteristics:
- a. Adequate infrastructure and services;
  - b. Convenient connections to the regional transportation network, including connections to existing transit and other non-automobile transportation;
  - c. Sufficient buffering from residential areas to avoid impacts associated with noise, odors and the potential release of hazardous materials;
  - d. Minimal significant adverse environmental impacts; and,
  - e. Minimal adverse effects on scenic routes, recreation areas, and public vistas.
- 1.E.2. The County shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses.
- 1.E.3. The County supports local power generation facilities that can meet all clean air standards as well as all other applicable environmental requirements.

**PUBLIC AND QUASI-PUBLIC FACILITIES, INFRASTRUCTURE**

**Goal 1.F:** To designate adequately-sized, well-located areas for the development of public facilities to serve both community and regional needs.

**Policies**

- 1.F.1. The County will encourage the concentration of public and quasi-public facilities. New and expanded government offices and other professional offices should be encouraged to locate on land near existing government offices.
- 1.F.2. The County shall seek to locate new public facilities necessary for emergency response, health care, and other critical functions outside areas subject to natural or built environment hazards.
- 1.F.3. The County shall require public facilities, such as wells, pumps, tanks, and yards, to be located and designed so that noise, light, odors, and appearance do not adversely affect nearby land uses.

**RECREATION LAND USE**

**Goal 1.G:** To designate land for and promote the development and expansion of public and private recreational facilities to serve the needs of residents and visitors.

**Policies**

- 1.G.1. The County will support the expansion of existing winter ski and snow play areas and development of new areas where circulation and transportation system capacity can accommodate such expansions or new uses and where environmental impacts can be adequately mitigated.

- 1.G.2. The County shall strive to have new recreation areas located and designed to encourage and accommodate non-auto mobile access.
- 1.G.3. The County shall support the development/relocation of a recreation/sports/fair complex ranging in size from 100 to 300 acres in the area generally west of Rocklin between Roseville and Lincoln. The location should recognize appropriate environmental, circulation, and infrastructure constraints.

## AGRICULTURAL LAND USE

**Goal 1.H:** To designate adequate agricultural land and promote development of agricultural uses to support the continued viability of Placer County's agricultural economy.

### Policies

- 1.H.1. The County shall maintain agriculturally-designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.
- 1.H.2. The County shall seek to ensure that new development and public works projects do not encourage expansion of urban uses into designated agricultural areas.
- 1.H.3. The County will maintain large-parcel agricultural zoning and prohibit the subdivision of agricultural lands into smaller parcels unless such development meets the following conditions:
  - a. The subdivision is part of a cluster project and such a project is permitted by the applicable zoning;
  - b. The project will not conflict with adjacent agricultural operations; and,
  - c. The project will not hamper or discourage long-term agricultural operations either on site or on adjacent agricultural lands.
- 1.H.4. The County shall allow the conversion of existing agricultural land to urban uses only within community plan or specific plan areas, within city spheres of influence, or where designated for urban development on the General Plan Land Use Diagram.
- 1.H.5. The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses, except as may be determined to be necessary or inappropriate within a Specific Plan as part of the Specific Plan approval.
- 1.H.6. The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses, except as it may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.

*[See also policies/programs under Goal 7.A., Agricultural Land Use; Goal 7.B., Land Use Conflicts; and Goal 7.C., Economic Viability of Agriculture.]*

**OPEN SPACE, HABITAT, AND WILDLIFE RESOURCES**

**Goal 1.I:** To establish and maintain interconnected greenbelts and open spaces for the protection of native vegetation and wildlife and for the community's enjoyment.

**Policies**

- 1.I.1. The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Residential Developments (PDs) and the Commercial Planned Development (CPD) provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features.
- 1.I.2. The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.

*[See also policies/programs under Goal 6.B., Wetland and Riparian Areas; Goal 6.C., Fish and Wildlife Habitat, Goal 6.D., Vegetation; and Goal 6.E., Open Space For the Preservation of Natural Resources.]*

**MINERAL RESOURCES**

**Goal 1.J:** To encourage commercial mining operations within areas designated for such extraction, where environmental, aesthetic, and adjacent land use compatibility impacts can be adequately mitigated.

**Policies**

- 1.J.1. The County shall require new mining operations to be designed to provide a buffer between existing or likely adjacent uses, minimize incompatibility with nearby uses, and adequately mitigate their environmental and aesthetic impacts.
- 1.J.2. The County shall require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance will be based upon an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours and air quality.
- 1.J.3. The County shall discourage the development of any uses that would be incompatible with adjacent mining operations or would restrict future extraction of significant mineral resources.
- 1.J.4. The County shall discourage the development of incompatible land uses in areas that have been identified as having potentially significant mineral resources.
- 1.J.5. The County shall require that all mining operations prepare and implement reclamation plans that mitigate environmental impacts and incorporate adequate security to guarantee proposed reclamation.
- 1.J.6. The County shall require that plans for mining operations incorporate adequate measures to minimize impacts to local residents and County roadways.

### Implementation Programs

- 1.3. The County should, in consultation with the California Division of Mines and Geology, evaluate the relative value of potentially-significant mineral deposits identified in the General Plan Background Report and designated as Mineral Resource Zone (MRZ) in relationship to other mineral resources of the same type in the county or region. If these mineral deposits are determined to be easily replaced by other substitute deposits, the County should continue to apply existing policies and plans to allow extraction of these resources. If these deposits are found not to be easily substituted, the County should amend the Countywide General Plan or applicable community plan as necessary to direct incompatible growth away from these sites.

Responsibility: CDRA Planning Services Division  
 Planning Commission  
 Board of Supervisors

Time Frame: Ongoing

Funding: General Fund

## VISUAL AND SCENIC RESOURCES

**Goal 1.K:** To protect the visual and scenic resources of Placer County as important quality-of-life amenities for County residents and a principal asset in the promotion of recreation and tourism.

### Policies

- 1.K.1. The County shall require that new development in scenic areas (e.g., river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes) is planned and designed in a manner which employs design, construction, and maintenance techniques that:
- Avoids locating structures along ridgelines and steep slopes;
  - Incorporates design and screening measures to minimize the visibility of structures and graded areas;
  - Maintains the character and visual quality of the area.
- 1.K.2. The County shall require that new development in scenic areas be designed to utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes.
- 1.K.3. The County shall require that new development in rural areas incorporates landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas.
- 1.K.4. The County shall require that new development incorporates sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:
- Limit cuts and fills;
  - Limit grading to the smallest practical area of land;
  - Limit land exposure to the shortest practical amount of time;
  - Replant graded areas to ensure establishment of plant cover before the next rainy season;
  - Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development; and,

- f. Provide and maintain site-specific construction Best Management Practices (BMPs).
- 1.K.5. The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to conform to the natural terrain.
- 1.K.6. The County shall require that new development on hillsides employ design, construction, and maintenance techniques that:
  - a. Ensure that development near or on portions of hillsides do not cause or worsen natural hazards such as erosion, sedimentation, fire, or water quality concerns;
  - b. Include erosion and sediment control measures including temporary vegetation sufficient to stabilize disturbed areas;
  - c. Minimize risk to life and property from slope failure, landslides, and flooding; and,
  - d. Maintain the character and visual quality of the hillside.

## SCENIC ROUTES

**Goal 1.L:** To develop a system of scenic routes serving the needs of residents and visitors to Placer County and to preserve, enhance, and protect the scenic resources visible from these scenic routes.

### Policies

- 1.L.1. The County shall designate scenic routes within the County in order to preserve outstanding scenic quality within different geographic settings.
- 1.L.2. The County shall use scenic routes to link major points of historical and cultural interest and recreational activity within the County.
- 1.L.3. The County shall protect and enhance scenic corridors through such means as design review, sign control, undergrounding utilities, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, and land conservation contracts.
- 1.L.4. The County shall provide for landscaping and/or landscaped mounding along designated scenic corridors where desirable to maintain and improve scenic qualities and screen unsightly views.
- 1.L.5. The County shall encourage the development of trails, picnicking, observation points, parks, and roadside rests along scenic highways.
- 1.L.6. The County shall protect and maintain historical landmarks and historical monuments along scenic routes.
- 1.L.7. The County shall encourage the use of bicycles as an alternative mode of travel for recreational purposes in scenic corridors.
- 1.L.8. The County shall include aesthetic design considerations in road construction, reconstruction, or maintenance for all scenic routes under County jurisdiction.
- 1.L.9. The County shall support anti-litter, beautification, and cleanup programs along scenic routes.
- 1.L.10. The County shall coordinate scenic route programs among local, regional, and state

jurisdictions, recognizing that scenic routes are a resource of more than local importance.

### Implementation Programs

- 1.4. The County shall identify and formally designate and adopt a system of scenic routes initially with each specific or community plan update, then with a comprehensive countywide program.

Responsibility: CDRA Planning Services Division

Time Frame: Ongoing

Funding: General Fund

## JOBS-HOUSING BALANCE

**Goal 1.M:** To work toward a jobs-housing balance.

### Policies

- 1.M.1. The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced.
- 1.M.2. The County shall encourage large residential projects to be phased or timed to occur simultaneously with development that will provide primary wage-earner jobs.
- 1.M.3. The County shall encourage the creation of primary wage-earner jobs, or housing which meets projected income levels, in those areas of Placer County where an imbalance between jobs and housing exists.

### Implementation Programs

- 1.5. The County shall establish and maintain a program to monitor the jobs-housing balance in Placer County. The monitoring program should include the following elements:
- Annual changes and five-year trendlines for the number of jobs and number of housing units and, if available, workers per household.
  - Annual changes and five-year trendlines for household incomes compared with the median prices and rents of housing.
  - Changes in the transportation system or related communications technologies that would significantly affect current reliance on automobile commuting.

In monitoring the relationships among these variables, the Sierra resort and Lake Tahoe area should be distinguished from the western part of the County to the extent practical. Data from incorporated cities should be included in the analysis of changes and trends.

Responsibility: CDRA Planning Services Division  
Economic Development

Time Frame: Ongoing

Funding: General Fund

## ECONOMIC DEVELOPMENT

**Goal 1.N:** To maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety, and service needs of Placer County residents and to expand the economic base to better serve the needs of residents.

### Countywide Policies

- 1.N.1. The County shall promote economic expansion based on Placer County's unique recreational opportunities and natural resources.
- 1.N.2. The County shall encourage the retention, expansion and development of new businesses, especially those that provide primary wage-earner jobs, by designating adequate land and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators.
- 1.N.3. The County shall endeavor to protect the natural resources upon which the County's basic economy (e.g., recreation, forestry, agriculture, mining, and tourism) is dependent.
- 1.N.4. The County shall focus economic development efforts on projects that will maximize long-term net revenues to the County.
- 1.N.5. The County shall encourage flexibility in development standards to accommodate uses that provide a substantial economic benefit to the community.
- 1.N.6. The County shall consider waiving or reducing fees for new development that provides a substantial benefit to the community, such as large numbers of primary wage-earner jobs, affordable housing, or needed health facilities. Such consideration shall include identification of possible alternative funding sources to offset the foregone revenues.
- 1.N.7. The County shall strive to coordinate its economic development efforts with the efforts of cities and other economic development organizations, including local chambers of commerce.
- 1.N.8. The County shall actively and regularly solicit the views of the business community in matters affecting Placer County's economic climate and development.
- 1.N.9. The County shall maintain cooperative working relationships among County departments so that the broader concerns of the County (e.g., environmental quality, affordable housing, congestion, continued employment opportunities) are given adequate consideration.

### South Placer Policies

- 1.N.10. The County shall support the development of primary wage earner job opportunities in the South Placer area to provide residents an alternative to commuting to Sacramento.
- 1.N.11. The County shall retain undeveloped industrially-zoned land in the unincorporated area for future use.

### Foothill Policies

- 1.N.12. The County shall strive to ensure continued employment opportunities in resource-based industries.
- 1.N.13. The County shall support development of tourist and recreational facilities that extend the Foothill area's tourist season.

**High Sierra Policies**

- 1.N.14. The County shall support development of tourist and recreational facilities that extend the High Sierra's tourist season.

**Implementation Programs**

- 1.6. The County will support the continued efforts of the Placer County Economic Development Board to increase understanding of business needs and to better coordinate economic development efforts with other jurisdictions in the County and the region.  
Responsibility: Board of Supervisors  
County Executive Office  
Time Frame: Ongoing  
Funding: General Fund
  
- 1.7. The County will continue to pursue streamlining of the development project review process to reduce the time required for review of new economic development proposals.  
Responsibility: CDRA Planning Services Division  
Time Frame: Ongoing  
Funding: General Fund
  
- 1.8. As part of the Sunset Industrial Area Plan update, the County shall review its land use permitting requirements to identify changes to facilitate expedited permit processing in the Sunset area.  
Responsibility: CDRA Planning Services Division  
Economic Development  
Time Frame: FY 1997 and Ongoing  
Funding: General Fund

**DEVELOPMENT FORM AND DESIGN**

**Goal 1.0:** To promote and enhance the quality and aesthetics of development in Placer County.

**Policies**

- 1.O.1. Except as otherwise provided in the Design Guidelines of an approved Specific Plan, the County shall require all new development to be designed in compliance with applicable provisions of the *Placer County Design Guidelines Manual*.
- 1.O.2. The County shall require that specific plans include design guidelines for all types of development within the area covered by the plan.
- 1.O.3. The County shall require that all new development be designed to be compatible with the scale and character of the area. Structures, especially those outside of village, urban, and commercial centers, should be designed and located so that:
  - a. They do not silhouette against the sky above ridgelines or hilltops;
  - b. Roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline;
  - c. They fit the natural terrain; and
  - d. They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts).
- 1.O.4. The County shall require that new rural and suburban development be designed to preserve and maintain the rural character and quality of the County.
- 1.O.5. The County shall require that new development at entrances to rural communities be designed to include elements such as signage, landscaping, and appropriate architectural detailing to help establish distinct identities for such communities.
- 1.O.6. Historically or architecturally significant buildings should be preserved and not be substantially changed in exterior appearance in ways that diminish their historical character, unless doing so is necessary to avoid or mitigate hazards, and other means of mitigation are infeasible. Such structures should be preserved and used as focal points of community design.
- 1.O.7. The County shall require that mixed-use areas include community focal points to serve as gathering and/or destination points. Examples of focal points include civic centers, parks, fountains, monuments, and street vistas. On-site natural features, such as wetlands and streams, can also function as focal points.
- 1.O.8. The County shall, where appropriate, require new development to provide activity pockets along public sidewalks as pedestrian amenities, including such features as benches, sitting ledges, and mini-parks.
- 1.O.9. The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.
- 1.O.10. The County shall require that in downtowns/village centers the tallest buildings be clustered in the core area and that building heights transition down to the scale of buildings in the surrounding area

**Implementation Programs**

- 1.9. The County will modify its Design Guidelines Manual to address selected rural communities. While they should not require a specific architectural theme or style, except in historical districts, the guidelines should address the following:
  - a. Appropriate setbacks, building siting, building height and mass, landscaping, lighting, and signage;
  - b. The type, size, location, and planting of street trees;
  - c. The location and design of turnouts and pedestrian crossings;
  - d. Designation of pedestrian, equestrian, and bicycle trails; and,
  - e. Location and design of transit stops and ride-share centers.

Responsibility: CDRA Planning Services Division  
CDRA Engineering and Surveying Division  
Time Frame: FY 94-95  
Funding: General Fund

- 1.10. The County shall maintain and implement Rural Design Guidelines as each project within rural and rural residential areas of the County is presented for review and approval.

Responsibility: CDRA Planning Services Division  
CDRA Engineering and Surveying Division  
Time Frame: Ongoing  
Funding: General Fund

## DISADVANTAGED COMMUNITIES

All California municipalities are required to analyze the inequality and infrastructure deficits within disadvantaged unincorporated communities after passage of SB 244 in 2011. According to legislative findings in SB 244, hundreds of unincorporated communities in California lack access to basic community infrastructure like sidewalks, safe drinking water, and adequate waste processing.

A disadvantaged community is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. These communities range from remote settlements to neighborhoods that have been surrounded by, but have not been annexed by, California's fast-growing cities. Including these communities in the long range planning of a city or county, as required by SB 244, will result in a more efficient delivery system of services and infrastructure including but not limited to sewer, water, and fire protection.

All counties must identify and describe "legacy communities" within the boundaries of a county that is a disadvantaged unincorporated community, but not including any area within the sphere of influence of a city. A legacy community means a geographically isolated community that is inhabited and has existed for at least 50 years. For each legacy community, an analysis of water, wastewater, stormwater drainage, and the structural fire protections needs or deficiencies for each of the identified communities must be provided in the general plan. Funding mechanisms that could make the extension of services and facilities to identified communities financially feasible must also be analyzed.

Placer County parcel address data and Census block group income data was used to identify disadvantaged unincorporated communities. A methodology prepared by Policy Link employing a parcel density analysis in combination with economic data was utilized. Parcel address data were gathered and the areas with a density of at least 250 parcels per square mile were identified. This information was overlaid with median household income less than 80 percent of the median household income of the state (2000 Census data). Any Census block group with a median income of less than \$37,994 was included in the analysis.

Using protocols established by Policy Link, it was determined that there are no legacy communities within Placer County. While there were a number of areas exceeding the 250 parcels/square mile threshold (i.e. Granite Bay, Martis Valley, Foresthill, Meadow Vista, Dry Creek, and Tahoe Basin), none of these areas were found to be low income.

**Section 2**  
**Housing**

---

## SECTION 2

### HOUSING

#### INTRODUCTION

State Housing Element Law (Government Code Section 65580 (*et seq.*)) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. This Placer County Housing Element Background Report provides current (to the end of 2007) information on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, constraints, and incentives for new housing development in Placer County. It also evaluates progress made since Placer County's last Housing Element was adopted in 2003. Where available, population and housing projections are provided as well:

The Background Report of the Housing Element identifies the nature and extent of the county's housing needs, which in turn provides the basis for the County's response to those needs in the Policy Document. The Background Report also presents information on the community's setting in order to provide a better understanding of its housing needs.

Placer County last updated its Housing Element in 2003. The Element served a 7½-year planning period from January 1, 2000 to June 30, 2007. Placer County previously adopted a 1989 Housing Element before the 2003 document.

The current (2008) Housing Element is a comprehensive update of the 2003 Housing Element. The 7½-year planning period is for January 1, 2006 to June 30, 2013. It was adopted by the Placer County Board of Supervisors on May 12, 2009 and certified by the California Department of Housing and Community Development on June 10, 2009.

The timelines for the RHNA process changed after the State of California passed Senate Bill 375 in 2008. One key goal of SB 375 is to better coordinate transportation planning with land use and housing planning. For this reason, the RHNA process is now tied to the adoption of every two cycles of the regional Metropolitan Transportation Plan (MTP). Therefore, the schedule for updating the current Housing Element was accelerated to coincide with the MTP adoption by SACOG. In the future, the Housing Element will be updated every eight years.

A (2013) Housing Element is currently in draft form that will update the 2008 Housing Element. The 8¾-year planning period is for January 1, 2013 to October 31, 2021. Upon its adoption, this Element will become part of this Placer County General Plan.

#### HOUSING ELEMENT REQUIREMENTS

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of their city or county. The housing element is one of the seven mandated elements of the general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, affordable housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans, local housing elements in particular.

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to

meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.

As required by State Housing Element Law (Government Code Section 65583(a)) the assessment and inventory for this Element includes the following:

- Analysis of population and employment trends and projections, and a quantification of the locality's existing and projected housing needs for all income levels. This analysis of existing and projected needs includes Placer County's share of the regional housing need.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay; housing characteristics, including overcrowding; and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment; and an analysis of the relationship of zoning, public facilities, and services to these sites.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs for the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- Analysis of opportunities for residential energy conservation.
- Analysis of "at-risk" assisted housing developments that are eligible to change from low-income housing uses during the next 10 years.

The Housing Element Background Report identifies the nature and extent of the county's housing needs in the unincorporated areas of the county, which in turn provides the basis for the County's response to those needs in the Housing Element Policy Document. In addition to identifying housing needs, the Background Report also presents information on the setting in which the needs occur, which provides a better understanding of the community and facilitates planning for housing.

The following is a summary of the major sections of the Housing Element Background Report:

Section I: Needs Assessment

- A. Housing Stock and Demographic Profile
- B. Housing Needs

Section II: Resource Inventory

- A. Availability of Land and Services

- B. Inventory of Local, State, and Federal Housing and Financing Programs
- C. Energy Conservation Opportunities

Section III: Potential Housing Constraints

- A. Potential Governmental Constraints
- B. Potential Non-Governmental Constraints

Section IV: Evaluation

- A. Housing Accomplishments
- B. Review of Existing (2003) Housing Element

The Background Report satisfies State requirements and provides the foundation for the goals, policies, implementation programs, and quantified objectives. The Background Report sections draw on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from the 2000 U.S. Census, the California Department of Finance (DOF), and Placer County records. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in Placer County comes from County staff, other public agencies, and a number of private sources.

## **RHNA ALLOCATION**

State law requires councils of governments to prepare allocation plans for all cities and counties within their jurisdiction. SACOG adopted its final Plan for Allocation of Regional Housing Needs Allocation in February 2008.

The intent of a housing allocation plan is to ensure adequate housing opportunities for all income groups. The State Department of Housing and Community Development provides guidelines for preparation of the plans, and ultimately certifies the plans as adequate.

The core of the RHNA is a series of tables that indicate for each jurisdiction the distribution of housing needs for each of four household income groups. The tables also indicate the projected new housing unit targets by income group for the ending date of the plan. These measures of units define the basic new construction that needs to be addressed by individual city and county housing elements. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated. Table 45 below shows the current and projected housing needs for the planning period from January 1, 2006 to June 30, 2013 for the unincorporated areas of Placer County

SACOG allocated 6,229 new housing units to unincorporated Placer County for the 2006 to 2013 planning period. For analytical purposes, SACOG broke out the Tahoe Basin as a subarea. The county's total allocation assumes 375 units for the Tahoe Basin. The time frame for this Regional Housing Needs process is January 1, 2006, through June 30, 2013, (a 7½-year planning period). The allocation is equivalent to a yearly need of approximately 830 housing units for the 7½-year time period. Of the 6,229 housing units, 3,947 units are to be affordable to moderate-income households and below, including 1,538 very low-income units, 1,178 low-income units, and 1,231 moderate-income units.

## HOUSING GOALS, POLICIES AND PROGRAMS

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes ten goal statements. Under each goal statement, the element sets out policies that amplify each goal statement. Implementation programs are listed at the end of the corresponding group of policies and describe briefly the proposed action, the County agencies or departments with primary responsibility for carrying out the program, the funding source, and the time frame for accomplishing the program. Several of the implementation programs also identify quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

**Goal:** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

**Policy:** Specific statement guiding action and implying clear commitment.

**Implementation Program:** An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on County staffing and budgetary considerations.

**Quantified Objective:** This is the number of housing units that the County expects to be constructed, conserved, or rehabilitated, or the number of households the County expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over a five-year time frame.

### A. NEW RESIDENTIAL CONSTRUCTION

#### Goal A

*To provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories.*

#### Policies

- A-1 The County shall maintain an adequate supply of appropriately zoned land with public services to accommodate housing needs of existing and future residents.
- A-2 The County shall ensure that its adopted policies, regulations, and procedures do not add unnecessarily to the cost of housing while still attaining other important County objectives.
- A-3 The County shall encourage innovative subdivision design and a range of housing types within larger-scale development projects to encourage mixed-income communities (e.g., single-family detached homes, second units, duplexes, live-work units).
- A-4 The County shall encourage mixed-use and transit-oriented development projects

where housing is provided in conjunction with compatible non-residential uses.

- A-5 The County shall encourage residential infill development through flexible development standards, and other incentives in areas of the county where adequate public facilities and services are already in place.
- A-6 The County shall encourage residential development of high architectural and physical quality.
- A-7 The County shall encourage the development of multi-family dwellings in locations where adequate infrastructure and public services are available.
- A-8 Placer County shall continue to implement the policies and requirements of the Placer County Design Guidelines Manual and community design elements of the various community plans.

### Programs

- A-1 **LAND SUPPLY**  
As part of a General Plan update or amendment, and as part of each community plan update, the County shall review land use patterns, existing densities, the location of job centers, and the availability of services to identify additional areas that may be suitable for higher density residential development to ensure that a sufficient supply of residentially-zoned land is available to achieve the County's housing objectives.  
Responsibility: CDRA Planning Services Division  
Timeframe: Ongoing  
Funding: General Fund
- A-2 **DEVELOPMENT STANDARDS**  
The County shall amend land use regulations and development standards (e.g., Department of Public Works and Fire Department regulations) where feasible to remove unnecessary impediments to and reduce the cost of the production of housing.  
Responsibility: CDRA Planning Services Division  
Department of Public Works  
Timeframe: December 2011  
Funding: General Fund
- A-3 **PUBLIC FACILITIES**  
The County shall periodically review and update, as necessary, the Public Facilities and Services Element of the General Plan, which is a strategy for extending services and facilities to areas that are designated for residential development but do not currently have access to public facilities.  
Responsibility: CDRA Planning Services Division, Department of Public Works  
Timeframe: Ongoing  
Funding: General Fund
- A-4 **MIXED-USE DEVELOPMENT AND RESIDENTIAL DEVELOPMENT IN COMMERCIAL ZONES**  
The County shall create a mixed-use zoning overlay district and prepare related design guidelines. The County shall also adopt incentives for residential development that is part of a mixed-use project or high density, stand-alone residential projects in commercial zones, including but not limited to relaxed development standards, reduced parking requirements, and expedited development review procedures. Additionally, the County shall maintain an inventory of potential sites for mixed-use and residential development in commercial zones and promote the inventory and incentives to the development community and property owners. The County shall produce promotional materials such as brochures and fliers, website postings, and/or electronic mailings.

Responsibility: CDRA Planning Services Division  
Timeframe: July 2010  
Funding: General Fund  
Quantified Objective: 425 units in mixed-use projects (352 affordable units)

A-5 INFILL DEVELOPMENT

The County shall create an infill development overlay district and prepare related guidelines that allow flexibility in lot sizes, building height, setbacks, site planning, parking requirements, and other development standards to encourage high-density and affordable housing in proximity to transit services.

Responsibility: CDRA Planning Services Division  
Timeframe: July 2010  
Funding: General Fund

A-6 INFILL PROJECTS

To facilitate development of infill projects, the County shall adopt an Infill Incentive Ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to, modifications of development standards, such as reduced parking, increased building height, reduced street width, and relaxed setback requirements to accommodate smaller or odd-shaped parcels; waivers or deferrals of certain development fees, helping to decrease or defer the costs of development; or direct grants from the County.

Responsibility: CDRA Planning Services Division  
Timeframe: July 2010  
Funding: General Fund

Quantified Objective: 160 units (110 affordable units)

A-7 MINIMUM DENSITY STANDARD

Due to the loss of multi-family sites to single-family construction, the County shall adopt a Zoning Ordinance amendment to set a minimum density standard for single-family homes in the Multi-Family Residential (RM) zoning district, and prohibit the development of single-family homes in the zoning district unless built to the new minimum density.

Responsibility: CDRA Planning Services Division  
Timeframe: 2008/2009  
Funding: General Fund

A-8 FEES

The County shall conduct a nexus study to analyze impact fees and planning-related fees associated with residential and non-residential development. The County shall determine whether or not the fees collected in the county are appropriate and fair. In conducting the study, the County shall compare Placer County's fee structure with fees collected in other nearby jurisdictions.

Responsibility: CDRA Planning Services Division  
Timeframe: June 2009  
Funding: General Fund

## B. Affordable Housing

### Goal B

*To encourage construction and maintenance of safe, decent and sound affordable housing in the county.*

#### Policies

- B-1 The County shall give highest priority for permit processing to development projects that include an affordable residential component.
- B-2 The County shall consider the appropriateness of County-owned surplus land for affordable housing. If found appropriate for housing, the County may lease, sell or grant such property to facilitate the construction of affordable housing.
- B-3 The County shall continue to apply for funds from the State and Federal government to construct and preserve affordable housing.
- B-4 The County shall require housing for low-income households that is to be constructed on-site in a new residential project to be dispersed throughout the project to the extent practical given the size of the project and other site constraints.
- B-5 Affordable housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the County and not concentrated in a particular area or community.
- B-6 The County shall require low-income-housing units in density bonus, or other projects that may be required to provide affordable housing, to be developed in a timely manner with the market-rate units in the project to avoid delaying the construction of the affordable units to the end of the project.
- B-7 The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County.
- B-8 For residential projects outside of a specific plan area where more than 10 percent of the units are affordable to very low-income households, or 20 percent are affordable to low-income households, or 30 percent are affordable to moderate-income households, 100 percent of the development-related fees over which the County has direct control shall be waived.
- B-9 On a case-by-case basis, when evaluating possible reductions in development standards to encourage affordable housing, the County shall also consider public health, safety, and other important standards such as adequate open space in developments.
- B-10 The County shall continue efforts to streamline and improve the development review process, and to eliminate any unnecessary delays in the processing of development applications.
- B-11 The County shall continue to give highest priority in the development review process to senior housing, very low-, low- and moderate-income housing projects.
- B-12 The County shall continue to implement the following incentive programs for the construction of affordable housing:
- Allow second residential units with single-family residences;
  - Allow mobile homes and manufactured housing in all residential zoning districts;

- Allow "hardship mobile homes" as second residential units in residential and/or agricultural zones; and
  - Allow relief from parking standards and other specified development standards on developments for seniors and for low and very low-income residents.
- B-13 To preserve homeownership and promote neighborhood stability, the County shall attempt to alleviate individual and community issues associated with foreclosures.
- B-14 The County shall require that any privately-initiated proposal to amend a General Plan or Community Plan land use designation of Agricultural/Timberland, Resort and Recreation, Open Space, General Commercial, Tourist/Resort Commercial, or Business Park/Industrial to a land use designation of Residential or Specific Plan shall include an affordable housing component subject to approval by County and/or comply with any adopted County affordable housing program.
- B-15 The County currently requires 10 percent of residential units in specific plans be affordable (4 percent very-low, 4 percent low, 2 percent moderate). On a case-by-case basis, the County shall consider allowing developers that provide extremely low-income units to reduce the required percentage of other affordable units.

### Programs

- B-1 **SURPLUS COUNTY LAND**  
 The County shall evaluate all County-owned surplus land to determine its suitability for workforce and affordable housing. This evaluation should include the identification of appropriate entities to hold or acquire such land. The County shall also identify a process for transferring the properties to these entities, including procedures for land exchanges if sites more suitable for affordable and workforce housing are to be identified. Affordable housing developed under this program shall have 55-year affordability covenants for multi-family rental units and 45-year affordability covenants for ownership units.  
 Responsibility: CDRA Planning Services Division  
 Timeframe: FY 2009/2010  
 Funding: General Fund
- B-2 **ASSISTING AFFORDABLE HOUSING DEVELOPERS**  
 The County shall partner with existing non-profit and for-profit corporations that are interested and able to construct and manage workforce and affordable housing. The County may provide technical and/or financial assistance, such as, site identification, site acquisition, and identification of subsidy sources including HOME funds, CDBG monies, fee waivers, and permit processing.  
 Responsibility: CDRA Planning Services Division  
 Timing: Ongoing  
 Funding: General Fund, HOME funds, CDBG funds  
 Quantified Objective: 150 units
- B-3 **FLEXIBLE DEVELOPMENT STANDARDS**  
 The County shall amend engineering standards and the subdivision and zoning ordinances to allow flexibility in certain development standards as incentives for affordable housing developments. The County shall ensure that adjusting development standards for affordable housing does not result in lower quality housing or higher replacement or maintenance costs in the future. The County shall consider site and potential occupancy characteristics when amending development standards. The specific standards which shall be evaluated include, but are not limited to, the

following:

- Reduction in the area of paved surfaces through the use of angled parking and one-way circulation;
- Reduction in private road widths;
- Reduction in turning radius on private road cul-de-sacs;
- Reduction in pavement thickness on private roads when it can be demonstrated that soils and geotechnical conditions can permit a lesser thickness, subject to fire department approval;
- Limiting the requirement for sidewalks to one side of the road;
- Reduction in the number of landscaped islands required in parking areas;
- Reduction in the open space/recreational area requirements by 25 percent for high-density, affordable residential developments when the project is located within ½ mile of public open space areas that may include schools, parks, passive recreation areas, etc;
- Increased flexibility in evaluating a project's architectural conformity to the Placer County Design Guidelines Manual. Increase in the allowable height of buildings for affordable housing developments;
- Increase in the allowable lot coverage for affordable housing developments; and
- Consideration of cluster development particularly where either more open space is achieved or existing requirements increase costs or reduce density.

Responsibility: CDRA Planning Services Division  
CDRA Engineering and Surveying Division  
Department of Public Works

Timeframe: December 2011

Funding: General Fund

B-4

#### DENSITY BONUS

The County shall use the density bonus ordinance to encourage rental and for-sale housing. Developments with more than four units that provide at least 20 percent of the units as affordable to low-income households or 10 percent of the units as affordable to very low-income households may be eligible for a density bonus of 25 percent. As a condition of approval for the density bonus, the units must remain affordable for at least 30 years. The County shall promote the benefits of this program to the development community by posting information on their web page and creating a handout to be distributed with land development applications.

Responsibility: CDRA Planning Services Division

Timeframe: Ongoing. Promotional material will be prepared and utilized within six months after adoption of the Housing Element

Funding: General Fund

Quantified Objective: 50 units

B-5

#### FEE WAIVERS

The County shall adopt a resolution waiving 100 percent of the application processing fees for developments in which 5 percent of units are affordable to extremely low-income households, 10 percent of the units are affordable to very low-income households, 20 percent of the units are affordable to low-income households, or 30 percent of the units are affordable to moderate-income households. Additionally, the County shall evaluate waiving environmental review staff time charges for projects

containing affordable housing units. To be eligible for fee waiver, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees. The County may use either redevelopment set-aside funds or the Housing Trust Fund to subsidize the service and mitigation fees for affordable housing developments. The County shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

Responsibility: County Executive Office  
 CDRA Planning Services Division  
 CDRA Building Division  
 CDRA Engineering and Surveying Division  
 Department of Public Works  
 Parks and Grounds Division  
 Health and Human Services (HHS)

Timeframe: December 2009; promotional material will be prepared and utilized within six months after adoption of the Housing Element

Funding: General Fund, Redevelopment set-asides, Housing Trust Fund

#### B-6 HOUSING TRUST FUND

The County shall continue to use the Housing Trust Fund to acquire building sites for affordable housing, to provide "gap" financing, to leverage funds for acquiring or constructing affordable housing, to continue to provide secured loans to affordable housing developers for up-front costs, or to subsidize the service and mitigation fee waivers for affordable housing developments.

Responsibility: CDRA Planning Services Division

Timing: Ongoing

Funding: In-lieu fees

Quantified Objective: 150 units

#### B-7 PRIVATE FINANCING

Placer County shall continue to identify financial institutions operating in the county that fall under the requirements of the Community Reinvestment Act and work with these institutions to provide financing for low- and moderate-income housing.

Responsibility: CDRA Planning Services Division

Timing: Ongoing

Funding: General Fund

#### B-8 STATE AND FEDERAL FUNDS

The County shall apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The CDRA Planning Services Division and Health and Human Services shall continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG), and HOME. The County shall also seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program and Proposition 1-C funds. The County shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

Responsibility: CDRA Planning Services Division  
 Health and Human Services/Adult System of Care

Timeframe: Ongoing, depending on funding programs; promotional material will

be prepared and utilized within six months after adoption of the Housing Element

Funding: General Fund, Technical Assistance Grants

Quantified Objective: 100 units

**B-9 AFFORDABLE HOUSING PROGRAM**

The County shall consider adopting an affordable housing program that applies to areas of the County under 5,000 feet in elevation. If adopted, this program will identify acceptable methods for new residential developments to provide affordable housing which may include a) construction of housing on-site, b) construction of housing off-site; c) dedication of land for housing, and d) payment of an in-lieu fee.

The program would consider a range of other programs for non-residential development, County partnerships with a housing land trust or other non-profit organizations, and development of outside funding sources.

It is the overarching intent of the program to provide flexibility in its approach to providing for affordable housing opportunities. To the extent that public/private funding is available, incentives can be utilized to implement core elements of the affordable housing program.

Responsibility: CDRA Planning Services Division

Timeframe: FY 2008/2009

Funding: General Fund

**B-10 PRIORITY PROCESSING**

Although the County currently offers permit streamlining, priority processing, and concurrent processing for senior and affordable housing developments, the County shall review its residential processing procedures, as appropriate, to identify opportunities to further streamline processing procedures while maintaining adequate levels of public review. The review shall include, but is not limited to:

- Evaluating critical land use processes and working with a consultant to identify possible improvements;
- Developing a land development issues oversight committee and interdepartmental land development teams, with regular briefings on key issues;
- Training and cross-training for new tools and processes. Greater public outreach and education;
- Using new technology including on-line permitting, expanded use of geographic information systems, and greater use of the County web site; and,
- Purchasing and installing an automated permit routing and tracking system.

Responsibility: CDRA Planning Services Division  
 Department of Public Works  
 Environmental Health  
 Economic Development  
 Building and Facility Services

Timeframe: FY 2009/2010

Funding: General Fund

**B-11 SECOND UNITS**

The County shall amend the zoning ordinance to allow accessory apartments, such as detached units over garages, by right within all residential zones to provide another source of affordable housing. The amendments will ensure that the County's Zoning Ordinance is consistent with State law requirements for second units. Additionally, the County shall consider streamlining the approval process for secondary units, as well as allowing second units on smaller parcels than what is currently allowed.

Responsibility: CDRA Planning Services Division

Timeframe: December 2009

Funding: General Fund

Quantified Objective: 250 units

**B-12 LAND BANKING**

The County shall investigate land banking as a method to provide sites for affordable housing by undertaking the following process:

- Updating the County-owned sites inventory;
- Conducting a land inventory of publicly owned land and examine the feasibility of use for housing development;
- Contacting other agencies and organizations, such as public agencies, lending institutions, school districts, service organizations, religious institutions, and other landowners, to identify potential sites for acquisition;
- Continuing to work with the Placer Collaborative Network on establishing a Housing Land Trust;
- Including land donations as an option to developers in meeting inclusionary housing requirements;
- Evaluating the use of redevelopment set-aside funds and housing trust funds for securing sites;
- Evaluating how appropriate sites would be made available to developers at a reduced cost in exchange for the provision of affordable housing units; and,
- Seeking input from housing developers and the community on program objectives and constraints.

Responsibility: CDRA Planning Services Division

Timeframe: FY 2009/2010

Funding: General Fund, Housing Trust Fund

**B-13 PUBLICIZE FORECLOSURE ASSISTANCE PROGRAMS**

The County shall publicize information on the County website about existing toll-free foreclosure assistance hotlines, foreclosure counseling, foreclosure prevention programs, and other resources available for residents facing possible foreclosures.

Responsibility: Health and Human Services Department

Timeframe: Complete

Funding: General Fund

**B-14 MULTI-FAMILY HOUSING ON COMMERCIAL SITES**

To facilitate the construction of high-density housing on commercially-zoned sites, the County shall consider amending the zoning ordinance provisions for multi-family housing use. These revisions may include amending the zoning ordinance to allow

multi-family dwellings, 20 or fewer units/acre as a permitted use by right in the C1 and C2 zone districts.

Responsibility: CDRA Planning Services Division

Timeframe: December 2009

Funding: General Fund

## C. Housing in the Tahoe Basin

### Goal C

*To promote housing opportunities that meet the specific needs of residents and workers in the Tahoe Basin portion of Placer County.*

#### Policies

- C-1 The County shall encourage the Tahoe Regional Planning Agency (TRPA) to: (a) strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Lake Tahoe Region and (b) change its regulations to permit second residential units.
- C-2 The County shall require new development in the Sierra Nevada and Lake Tahoe areas to provide for employee housing equal to at least 50 percent of the housing demand generated by the project. If the project is an expansion of an existing use, the requirement shall only apply to that portion of the project that is expanded (e.g., the physical footprint of the project or an intensification of the use).
- Employee housing shall be provided for in one of the following ways:
- Construction of on-site employee housing;
  - Construction of off-site employee housing;
  - Dedication of land for needed units; and/or
  - Payment of an in-lieu fee.
- C-3 The County shall work with the Tahoe Regional Planning Agency (TRPA) to encourage the construction of larger units (i.e., three or more bedrooms) for families in the Kings Beach area.

#### Programs

- C-1 TRPA CODE CHANGES
- The County shall continue to work with TRPA to establish a framework for consideration of changes to the TRPA Code of Ordinances that will facilitate the construction of affordable and workforce housing. Such efforts may include:
- Relaxing TRPA development codes for affordable housing developments and second residential units;
  - Increasing the density bonus and base land coverage for affordable housing developments to make them more financially feasible;
  - PAS amendments to allow more opportunities for multi-family housing in the basin; and/or
  - Flexibility in applying the October to May building ban to rehabilitation of affordable housing, such as low-income households served in the CDBG program.

Responsibility: CDRA Planning Services Division

Timeframe: FY 2008/2009 and ongoing  
 Funding: General Fund

C-2 EMPLOYEE HOUSING PROGRAM

The County shall initiate a review of Policy C-2 to consider specific issues including: the appropriateness of the application of the same requirement to both small (i.e. under 2 acres in project area) commercial/professional office projects, the financial feasibility of requiring 50 percent of the housing demand and the impact of the requirement on attracting new commercial projects.

The review shall also consider formalizing procedures for calculating employee housing obligations and assess the need to require the submittal of a housing mitigation plan by project applicants. If such a submittal is required, the following methods of providing housing shall be considered: a) Construction of housing on site; b) Construction of housing off site; c) Dedication of land for housing; and d) Payment of an in-lieu fee.

Responsibility: CDRA Planning Services Division  
 Timeframe: December 2012  
 Funding: General Fund

C-3 LEGISLATIVE PLATFORM

The County shall continue to support a legislative platform to facilitate the development of affordable housing, especially in Lake Tahoe and the surrounding Sierra Region. The legislative platform includes, but is not limited to, the following items:

- Revision of Federal and State statutes and regulations to allow dormitories to be considered housing for resort workers. Federal and state funds are available to build housing for farmworkers, but the same provisions cannot be used to serve resort communities, which also rely on a seasonal and transitory workforce.
- Amend Federal and State low-income housing tax credit programs to allow developers to earn "points" toward winning the tax credits for high-cost areas in the rural set-aside, because currently "points" cannot be obtained in both categories.
- Allow affordable housing outside of TRPA's urban limit line. Some sites, such as surplus school sites, that could be good sites for affordable housing are unavailable for development, because they are outside the urban limit line, a growth control boundary.
- Grant the Lake Tahoe basin entitlement status for CDBG funds. This would result in a more flexible and dependable source of funds.
- Exempt affordable housing from the State prevailing wage law.

Responsibility: County Executive Office  
 CDRA Planning Services Division  
 Health and Human Services  
 Timeframe: FY 2008/2009 and ongoing  
 Funding: General Fund

C-4 NEW MECHANISMS FOR WORKFORCE HOUSING

The County shall investigate additional mechanisms to facilitate the production of workforce housing in the Lake Tahoe area. These mechanisms include, but are not limited to, the creation of an assessment district(s) and/or an amnesty period for illegal secondary dwelling units.

Responsibility: CDRA Planning Services Division

Timeframe: FY 2008/2009  
Funding: General Fund

C-5 COOPERATION FOR WORKFORCE HOUSING

The County shall continue to meet with surrounding jurisdictions in the Tahoe Basin to discuss workforce housing issues and develop cooperative strategies that address identified workforce housing needs.

Responsibility: CDRA Planning Services Division  
Timeframe: FY 2008/2009 and ongoing  
Funding: General Fund

C-6 DOWN-PAYMENT ASSISTANCE PILOT PROGRAM

The County shall work with employers in the Eastern Sierra portion of the county to establish a down payment assistance program in which employers provide deferred mortgages for workers who wish to purchase existing homes in the Eastern Sierra and are qualified first-time homebuyers. Workers participating in the pilot program shall agree to share the future equity from market appreciation with the employer sponsoring the mortgage.

Responsibility: CDRA Planning Services Division  
Timeframe: FY 2009/2010  
Funding: General Fund  
Quantified Objective: 15 units (10 affordable)

## D. Conservation/Rehabilitation

### Goal D

*To improve the County's existing stock of affordable housing.*

#### Policies

- D-1 The County shall continue to make rehabilitation loans to low-income households from its CDBG program revolving loan funds.
- D-2 The County shall continue to apply for CDBG, HOME, and other similar State and Federal funding for the purpose of rehabilitating low-cost, owner-occupied, and rental housing. Additionally, the County shall seek to obtain additional Section 8 Housing Choice Vouchers.
- D-3 The County shall discourage the conversion of mobile home parks to other types of housing and to other land uses except where the living conditions within such parks are such that an alternative land use will better serve the community and/or the residents of the mobile home park or the conversion results in the replacement of such affordable housing.
- D-4 The County shall require the abatement of unsafe housing conditions while giving property owners adequate time to correct deficiencies.
- D-5 The County shall allow the demolition of existing multi-family units only when a structure is found to be substandard and unsuitable for rehabilitation.
- D-6 The County shall support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.
- D-7 The County shall continue to provide Section 8 Housing Choice Voucher assistance to eligible households and pursue funding for additional vouchers.

- D-8 The County shall allow dwellings to be rehabilitated that do not meet current lot size, setback, or other current zoning standards, so long as the non-conformity is not increased and there is no threat to public health and/or safety.
- D-9 The County shall adhere to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multi-family housing.
- D-10 The County shall adhere to the requirements of State law regarding mobile home conversions.
- D-11 The County's Code Enforcement Officers shall continue to work with property owners to preserve the existing housing stock.

### Programs

- D-1 **CDBG REHABILITATION FUNDS**  
 The County shall apply annually for CDBG rehabilitation funds to provide housing rehabilitation services and weatherization services to very low- and low-income households. To improve effectiveness of this program, the County shall advertise rehabilitation and weatherization programs through a variety of methods including, but not limited to:
- the County website;
  - brochures available at the permit counter; and,
  - in collaboration with non-profits, local realtors, lenders, and escrow companies.
- Responsibility: CDRA Planning Services Division  
 Timeframe: Ongoing  
 Funding: CDBG funds  
 Quantified Objective: 50 units rehabilitated
- D-2 **HOUSING CHOICE VOUCHERS PROGRAM**  
 The County shall continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the Placer County Housing Authority.
- Responsibility: Placer County Housing Authority/ Health and Human Services  
 Timeframe: Ongoing  
 Funding: Section 8 Federal Choice Voucher Funds/US Department of Housing and Urban Development (HUD)  
 Quantified Objective: 250 units

D-3 MOBILE HOME PARK CONVERSION ORDINANCE  
 The County shall consider providing incentives for the preservation of mobile home parks. Incentives may include the following:

- waiver of building permit and other processing and inspection fees for maintaining or improving a mobile home park;
- financial assistance for infrastructure and other park improvements through local, State, and Federal funds;
- technical and financial assistance (e.g., state aid from the Mobilehome Park Resident Ownership Program) to park residents who wish to purchase, improve, and manage their mobile home parks; and/or,
- relocation assistance.

Responsibility: CDRA Planning Services Division  
 Timeframe: Ongoing  
 Funding: General Fund  
 HOME funds  
 CDBG funds  
 Mobilehome Park Resident Ownership Program funds

**E. Preservation of At-Risk Units**

**Goal E**

*Preserve all at-risk units within the unincorporated County.*

**Policies**

E-1 The County shall strive to preserve all at-risk dwelling units in the unincorporated County.

E-2 The County shall require at least two years notice prior to the conversion of any deed-restricted affordable units to market rate in any of the following circumstances:

- The units were constructed with the aid of government funding;
- The units were required by an affordable housing program;
- The project was granted a density bonus; and/or,
- The project received other incentives.

Such notice will be given, at a minimum, to the California Department of Housing and Community Development (HCD), the Placer County Housing Authority, the Placer County CDRA Planning Services Division, and the residents of at-risk units.

**Programs**

E-1 TRACKING AT-RISK PROPERTIES  
 The County shall continually update the list of all dwellings within the unincorporated County that are currently subsidized by government funding or low-income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government assistance, and the date at which the units may convert to market-rate dwellings. The CDRA Planning Services Division shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized low-income housing.

Responsibility: CDRA Planning Services Division  
 Timeframe: Ongoing  
 Funding: General Fund

- E-2      NOTICE OF CONVERSION  
 The County shall include in all existing and new incentive or regulatory program requirements to give notice prior to the conversion of any deed-restricted affordable units to market-rate units as described in Policy E-2.  
 Responsibility:    CDRA Planning Services Division  
                          Placer County Housing Authority  
                          Health and Human Services  
 Timeframe:        FY 2009/2010  
 Funding:            General Fund
- E-3      PRESERVATION OF AT-RISK PROPERTIES  
 To maintain and improve the existing supply of affordable rental housing, the County shall work with local public agencies, public and private non-profit organizations, and for-profit corporations with the legal and managerial capacity to acquire and manage at-risk affordable properties. The County shall work with property owners and the identified agencies and organizations to ensure continued affordability of subsidized units, and shall provide technical and financial assistance for the acquisition and rehabilitation of at-risk properties.  
 Responsibility:    CDRA Planning Services Division  
                          Placer County Housing Authority  
                          Health and Human Services  
 Timeframe:        As needed  
 Funding:            General Fund, CDBG and HOME funds, set-aside funds

## F. Special Needs

### Goal F

*To meet the housing needs of special groups of County residents, including a growing senior population, large families, single mothers, farmworkers, and persons with disabilities. (Homeless persons are addressed under Goal G.)*

#### Policies

- F-1      The County shall encourage the development of housing for seniors, including congregate care facilities.
- F-2      County policies, programs and ordinances shall provide opportunities for persons with disabilities to reside in all neighborhoods.
- F-3      The County shall reduce parking requirements for special needs housing if a proponent can demonstrate a reduced parking need.
- F-4      In accordance with the Reasonable Accommodation Ordinance, the County shall continue to streamline County procedures related to accessibility and adaptability of housing for persons with disabilities.
- F-5      The County shall continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers.
- F-6      The County shall support appropriate amounts of farmworker and farm family housing in agriculturally-zoned areas where it promotes efficiency in the farming operation and has minimal impact on productive farmland.
- F-7      The County shall continue to implement the incentive programs for senior housing,

including the density bonus ordinance and priority processing.

### Programs

- F-1 GROUP HOMES**  
 The County shall evaluate increasing the by-right occupancy of small group housing developments and residential care facilities from group homes with six or fewer residents to group homes with eight or fewer residents in all residential zones subject to the same rules that apply to single-family dwellings.  
 Responsibility: CDRA Planning Services Division  
 Timeframe: Ongoing  
 Funding: General Fund
- F-2 UNIVERSAL DESIGN ORDINANCE**  
 The County shall consider requiring developers to offer a "universal design package" as an option to homebuyers. The County shall determine the most appropriate application of the ordinance, such as the size of residential projects and the type of residential dwellings that will be subject to the ordinance. The "universal design package" shall include features such as:
- Entrances to homes without steps;
  - Hallways and doors that comfortably accommodate strollers and wheelchairs;
  - Lever door handles and doors of the appropriate weight;
  - Electrical outlets that can be accessed without having to move furniture;
  - Rocker action light switches to aide people with a loss of finger dexterity;
  - Showers that can accommodate a wheel chair, and that have adjustable showerheads to accommodate people of different heights; and
  - Kitchens with varying counter heights.
- Responsibility: CDRA Planning Services Division  
 Building Division  
 Timeframe: FY 2009/2010 and ongoing  
 Funding: General Fund
- F-3 COMPLIANCE WITH FAIR HOUSING LAWS**  
 The County shall review the Zoning Ordinance, land use policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents, as needed, for compliance with Federal and State fair housing laws.  
 Responsibility: Planning and Building Division  
 Timeframe: FY 2008/2009 and ongoing  
 Funding: General Fund
- F-4 ZONING FOR FARMWORKER HOUSING**  
 The County shall amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that "Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any

other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone." The County shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.

Responsibility: CDRA Planning Services Division

Timeframe: Complete

Funding: General Fund

## G. Homeless Persons

### Goal G

*To alleviate homelessness in the county through a variety of programs, including increased affordable housing opportunities and the provision of emergency shelter for all persons in need.*

#### Policies

- G-1 The County shall continue to support emergency shelter programs, such as the Gathering Inn, that provide shelter in centralized locations, which are accessible to the majority of homeless persons in the County.
- G-2 The County shall continue to assist various non-profit organizations involved with emergency shelter(s) and other aids to homeless persons.
- G-3 The County shall assess the system-wide delivery of services and expenditures aimed at assisting those who are homeless to ensure that funding is appropriated judiciously and local efforts are not duplicated.
- G-4 The County shall continue to work with local organizations at the community level through the Continuum of Care strategy to address homelessness and associated services issue, which may include a homeless crisis intake center to better assist those who wish to move from homelessness to self-sufficiency.

#### Programs

- G-1 **FUNDING FOR EMERGENCY SHELTERS**  
The County shall continue to support emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.  
Responsibility: Health and Human Services  
Timeframe: Ongoing  
Funding: General Fund  
State Emergency Shelter Program  
HUD  
Other specialized funding
- G-2 **SITES FOR TRANSITIONAL AND SUPPORTIVE HOUSING**  
The County shall continue to provide transitional and permanent supportive housing in the form of group housing. Additionally, the Zoning Ordinance shall be updated to explicitly state that transitional and supportive housing are considered residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone. The County shall identify sites for use as transitional and permanent supportive housing to address the unmet need for these services. Appropriate sites shall have the following characteristics:
  - Close to public services and facilities;

- Zoning classifications that allow the siting of transitional housing and permanent supportive housing, and zoning regulations that do not impede their development, the use of the facility, or the conversion of an existing structure for such use; and
- Development standards, such as parking requirements, fire regulations, and design standards, that do not impede the efficient use of the site.

Responsibility: CDRA Planning Services Division  
Health and Human Services

Timeframe: Complete

Funding: General Fund/other

#### G-3 ZONING FOR EMERGENCY SHELTERS

The County shall amend the Zoning Ordinance to include emergency shelters as an allowed land use in the following zoning districts with the indicated permit requirements:

- Residential Multi-family (RM) - Zoning Clearance
- Neighborhood Commercial (CI) - Minor Use Permit
- General Commercial (C2) - Conditional Use Permit
- Commercial Planned Development (CPD) - Conditional Use Permit
- Highway Service (HS) - Minor Use Permit
- Resort (RES) - Minor Use Permit

Emergency shelters proposed in these districts should follow the prescribed development standards. These standards shall not pose a constraint to the development of these types of facilities.

Responsibility: CDRA Planning Services Division

Timeframe: Complete

Funding: General Fund

#### G-4 SINGLE ROOM OCCUPANCY (SRO) UNITS

The County shall amend the Zoning Code to define Single Room Occupancy (SRO) units and explicitly allow SROs as a residential use in certain zones. These zones could include the Multi-Family Residential (RM), Highway Service (HS), and Resort (RES) zoning districts.

Responsibility: CDRA Planning Services Division

Timeframe: Spring 2013

Funding: General Fund

## H. Energy Conservation

### Goal H

*To increase the efficiency of energy use in new and existing homes with a concurrent reduction in housing costs for Placer County residents.*

#### Policies

- H-1 The County shall require that all new dwelling units meet current State requirements for energy efficiency, and encourage developers to exceed Title 24 requirements. Retrofitting of existing units shall be encouraged.
- H-2 The County shall promote land use patterns that encourage energy efficiency, to the

extent feasible.

H-3 The County shall provide incentives, such as streamlined and expedited approval processes, for housing built using green building standards.

H-4 The County shall continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical.

### Programs

#### H-1 ENERGY EFFICIENT HOMES

The County shall provide information to the public regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction. The County shall promote this program by posting information on their web page and creating a handout to be distributed with land development applications.

Responsibility: Building Division

Timeframe: Ongoing - Promotional material will be prepared and utilized within six months after adoption of the Housing Element

Funding: General Fund

#### H-2 ENERGY EFFICIENT LAND USE

The County shall encourage efficient energy use in new development, such as compact urban form, access to non-auto transit, use of traffic demand management, water-efficient landscaping, among other possibilities. The County shall promote this program by incorporating policies that encourage efficient energy use into new and updated land use plans.

Responsibility: CDRA Planning Services Division

Timeframe: Ongoing

Funding: General Fund

#### H-3 GREEN BUILDING INCENTIVE PROGRAM

The County shall develop a green building incentive program to promote the provision of green building practices in new residential development. The "green incentive" program shall establish a point system that rates new residential development by assigning value to certain green building practices including, but not limited to:

- Installation of photovoltaic and "cool" roofs;
- Solar water heating;
- Use of recycled and renewable building materials;
- Energy Star appliances;
- Energy-efficient lighting;
- Location near public transportation and other services;
- Shade trees;
- Low or no-VOC finishes; and
- Water-efficient landscaping.

Based on the rating, the County shall award incentives to developers of green residential buildings, including, but not limited to:

- Streamlined permitting and approval procedures;
- Fee waivers;
- Density bonuses; and
- Reduced parking requirements.

Responsibility: CDRA Planning Services Division, Building Division  
 Timeframe: FY 2009/2010  
 Funding: General Fund

**I. Equal Opportunity**

**Goal I**

*To assure equal access to sound, affordable housing for all persons regardless of age, race, religion, color, ancestry, national origin, sex, disability, familial status, or sexual orientation.*

**Policies**

- I-1 The County shall promote housing opportunities for all persons regardless of race, religion, color, ancestry, national origin, sex, disability, family status, income, sexual orientation, or other barriers that prevent choice in housing.
- I-2 The County shall promote the enforcement of the policies of the State Fair Employment and Housing Commission.

**Programs**

- I-1 **FAIR HOUSING**  
 The County shall continue to be the local contact point for the Department of Fair Employment and Housing, and provide resource and referral information regarding housing and tenant rights through brochures available at the Housing Authority, the Placer County Library, and other local social services offices. In addition, the County shall post this information on the County website.  
 Responsibility: Placer County Housing Authority  
 Health and Human Services  
 Timeframe: Ongoing  
 Promotional material will be prepared and utilized within six months after adoption of the Housing Element  
 Funding: General Fund
- I-2 **LEGAL ASSISTANCE FOR FAIR HOUSING**  
 Since Placer County does not have a fair employment and housing board, the County shall refer people who suspect discrimination in housing to Legal Services of Northern California.  
 Responsibility: Housing Authority  
 Health and Human Services  
 Timeframe: Ongoing  
 Funding: General Fund

## J. Implementation Monitoring

### Goal J

*To ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated regularly.*

#### Policies

- J-1 The County shall continuously work to improve the day-to-day implementation of Housing Element programs.

#### Programs

- J-1 **HOUSING COORDINATOR**  
The County shall name a housing coordinator/point-person to oversee the implementation of Housing Element policies and programs, facilitate permit processing of affordable housing developments and oversee workforce housing programs.  
Responsibility: Community Development Resources Agency  
County Executive Office  
Timeframe: FY 2009/2010  
Funding: General Fund
- J-2 **INTER-DEPARTMENTAL COORDINATION**  
The County shall establish an inter-departmental housing committee/working group to ensure that the CDRA Planning Services Division, and Health and Human Services continue to work together in all aspects of housing production in order to ensure that housing policies and programs are implemented as efficiently and effectively as possible, and to ensure that funding is judiciously managed. Such interdepartmental coordination could include periodic meetings with the Chief Executive Officer, and an annual workshop with the Board of Supervisors.  
Responsibility: Community Development Resources Agency  
Health and Human Services  
Timeframe: FY 2008/2009 and ongoing  
Funding: General Fund
- J-3 **HOUSING PLAN**  
The County shall review the Project Areas Housing Production Plan to determine consistency with this updated Housing Element.  
Responsibility: CDRA Planning Services Division  
Timeframe: FY 2008/2009 and ongoing  
Funding: General Fund

### **Quantified Objectives**

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall, however, establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

Table 2-1 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the remaining time frame of the Housing Element (2008-2013).

**Table 2-1  
SUMMARY OF QUANTIFIED OBJECTIVES**

Objective Category/Program	Extremely Low	Very Low	Low	Moderate	Total Affordable	Above-Moderate
<b>New Residential Construction</b>						
Program A-4: Mixed Use Development <sup>1</sup>	-	152	100	100	352	73
Program A-6: Infill Projects <sup>2</sup>	-	35	25	50	110	50
<i>Subtotal</i>		187	125	150	462	123
<b>Affordable Housing</b>						
Program B-2: Assisting Affordable Housing Developers <sup>3</sup>	-	60	60	30	150	-
Program B-4: Density Bonus <sup>4</sup>	-	20	30	-	50	-
Program B-7: Housing Trust Fund <sup>5</sup>	-	100	50	-	150	
Program B-9: State and Federal Funds <sup>6</sup>	25	35	40	-	100	
Program B-12: Second Units <sup>7</sup>	-	-	-	250	250	
Program C-6: Down-Payment Assistance Pilot Program <sup>8</sup>	-	-	-	10	10	5
<i>Subtotal</i>	25	215	180	290	710	5
<b>Rehabilitation</b>						
Program D-1: CDBG Rehabilitation Funds <sup>9</sup>	-	25	25	-	50	-
Program D-2: Housing Choice Vouchers Program <sup>10</sup>	100	100	50	-	250	-
<i>Subtotal</i>	100	125	75	-	300	-
<b>TOTAL</b>	<b>125</b>	<b>340</b>	<b>255</b>	<b>290</b>	<b>1,010</b>	<b>128</b>

<sup>1</sup> Estimated based on adoption of new Mixed Use Overlay zoning designation and incentives for mixed-use development

<sup>2</sup> Estimated based on adoption of new Infill Overlay zoning designation and Infill Incentive Ordinance

<sup>3</sup> Estimated units generated by available Community Development Block Grant (CDBG) funds, HOME funds, and incentives for affordable housing.

<sup>4</sup> Estimated based on historical use of the density bonus.

<sup>5</sup> Estimated based on available funds in the Housing Trust Fund

<sup>6</sup> Estimated units generated by available Community Development Block Grant (CDBG) funds, HOME funds, and other State and Federal affordable housing funding programs.

<sup>7</sup> Assumes all second units will be affordable to moderate-income households.

<sup>8</sup> Assumes that homebuyers in the Eastern Sierra participating in the Pilot Program will have moderate and above moderate incomes.

<sup>9</sup> Estimated units rehabilitated by funding under the Community Development Block Grant (CDBG) Program

<sup>10</sup> Estimated based on current number of households served by the Housing Choice Vouchers (HCV) Program

Source: Placer County, and Mintier & Associates

**Section 3**  
**Transportation and Circulation**

---

## SECTION 3

### TRANSPORTATION AND CIRCULATION

#### STREETS AND HIGHWAYS

**Goal 3.A:** To provide for the long-range planning and development of the County's roadway system to ensure the safe and efficient movement of people and goods.

**Policies**

- 3.A.1. The County shall plan, design, and regulate roadways in accordance with the functional classification system described in Part I of this Policy Document and reflected in the Circulation Plan Diagram.
- 3.A.2. Streets and roads shall be dedicated, widened, and constructed according to the roadway design and access standards generally defined in Section I of this Policy Document and, more specifically in community plans, specific plans, and the County's Highway Deficiencies Report (SCR 93). Exceptions to these standards may be considered due to environmental, geographical, historical, or other similar limiting factors. An exception may be permitted only upon determination by the Public Works Director that safe and adequate public access and circulation are preserved.
- 3.A.3. The County shall require that roadway rights-of way be wide enough to accommodate the travel lanes needed to carry long-range forecasted traffic volumes (beyond 2010), as well as any planned bikeways and required drainage, utilities, landscaping, and suitable separations. Minimum right-of-way criteria for each class of roadway in the County are specified in Part I of this Policy Document.
- 3.A.4. On arterial roadways and thoroughfares, intersection spacing should be maximized. Driveway encroachments along collector and arterial roadways shall be minimized. Access control restrictions for each class of roadway in the County are specified in Part I of this Policy Document.
- 3.A.5. Through-traffic shall be accommodated in a manner that discourages the use of neighborhood roadways, particularly local streets. This through-traffic, including through truck traffic, shall be directed to appropriate routes in order to maintain public safety and local quality of life.
- 3.A.6. The County shall require all new development to provide off-street parking for the required number of parking spaces, either on-site or in consolidated lots or structures.
- 3.A.7. The County shall develop and manage its roadway system to maintain the following minimum levels of service (LOS), or as otherwise specified in a community or specific plan).
  - a. LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D".
  - b. LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D".
  - c. An LOS no worse than specified in the Placer County Congestion Management Program (CMP) for the state highway system.

Temporary slippage in LOS C may be acceptable at specific locations until adequate funding has been collected for the construction of programmed improvements.

The County may allow exceptions to these level of service standards where it finds that the improvements or other measures required to achieve the LOS standards are

unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors:

- The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard.
- The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.
- The right-of-way needs and the physical impacts on surrounding properties.
- The visual aesthetics of the required improvement and its impact on community identity and character.
- Environmental impacts including air quality and noise impacts.
- Construction and right-of-way acquisition costs.
- The impacts on general safety.
- The impacts of the required construction phasing and traffic maintenance.
- The impacts on quality of life as perceived by residents.
- Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards.

Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.

- 3.A.8. The County shall work with neighboring jurisdictions to provide acceptable and compatible levels of service and joint funding on the roadways that may occur on the circulation network in the Cities and the unincorporated area.
- 3.A.9. The County shall strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile.
- 3.A.10. The County shall plan and implement a complete road network to serve the needs of local traffic. This road network shall include roadways parallel to regional facilities so that the regional roadway system can function effectively and efficiently. Much of this network will be funded and/or constructed by new development.
- 3.A.11. The County shall require an analysis of the effects of traffic from all land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project consistent with Policy 3.A.7. Such improvements may include a fair share of improvements that provide benefits to others.
- 3.A.12. The County shall secure financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
- 3.A.13. The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system. Exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.
- 3.A.14. Placer County shall participate with other jurisdictions and Caltrans in the planning and programming of improvements to the State Highway system, in accordance with state and federal transportation planning and programming procedures, so as to maintain acceptable levels of service for Placer County residents on all State Highways in the County. Placer County shall participate with Caltrans and others to maintain adopted level of service (LOS) standards as follows:
- a. For State Highways 49, 65, and 267 Placer County's participation shall be in proportion to traffic impacts from its locally-generated traffic.

- b. The funding of capacity-increasing projects on I-80 shall utilize state and federal sources intended for the improvement of the regional and interstate system such as Flexible Congestion Relief (FCR). Placer County and local development shall not be required to participate financially in the upgrading of I-80 to provide additional capacity for through traffic.
  - c. Placer County assumes no responsibility for funding roadway improvements to the street system within other jurisdictions. Each local jurisdiction shall be responsible for improvements necessary to sustain adopted LOS standards within its jurisdiction limits. Placer County may negotiate participation agreements with other jurisdictions for transportation improvement projects that provide mutual benefit.
- 3.A.15. Placer County shall recommend that a ramp-metering program for the I-80 corridor between Auburn and the Sacramento County line and the Highway 65 corridor between I-80 and Lincoln be included in the next Regional Transportation Plan (RTP) prepared by the Placer County Transportation Planning Agency (PCTPA). This recommendation is dependent upon the following:
- a. Such a program shall be implemented along the entire I-80 corridor - including interchanges within Sacramento County and the Cities within Placer County.
  - b. Such a program would be operated in a manner that does not create additional traffic congestion on the local road network.
  - c. Such a program shall compete for funding and priority with other County-recommended projects.
  - d. Such a program shall be shown to be cost-effective by future studies.

### Implementation Programs

- 3.1. The County shall review and revise as necessary its roadway design standards to ensure consistency with Part I of this Policy Document. Such standards should include right-of-way dedication requirements for new development to accommodate long-range forecasted traffic volumes (beyond 2010).
- Responsibility: Department of Public Works  
 Time Frame: Ongoing  
 Funding: Road Fund
- 3.2. The County shall prepare and adopt a Capital Improvement Program (CIP) that includes transportation improvements designed to achieve adopted level of service standards based on a horizon of at least 20 years. The CIP should be updated at least every 5 years, or concurrently with the approval of any significant modification of the land use allocation assumed in the Placer County travel model.
- Responsibility: Department of Public Works  
 Board of Supervisors  
 Time Frame: Completed 1996; Ongoing  
 Funding: Road Fund  
 General Fund
- 3.3. The County shall prepare and adopt a traffic fee allocation process ordinance implementing traffic mitigation fees for the Capital Improvement Program. The fee structure may incorporate or replace existing local traffic fees.
- Responsibility: Department of Public Works  
 Board of Supervisors

- Time Frame: Completed 1996  
Funding: Road Fund  
General Fund
- 3.4. The County shall continue to identify and pursue appropriate new funding sources for transportation improvements.  
Responsibility: County Executive Office  
Department of Public Works  
Time Frame: Ongoing  
Funding: Road Fund  
General Fund
- 3.5. The County shall coordinate its transportation planning with the Placer County Transportation Planning Agency, Caltrans, cities within the County, and adjacent jurisdictions to develop a consistent methodology to determine the impacts of new development; the transportation system components necessary to mitigate those impacts; the capital, operating, and maintenance costs of the components; and the costs covered by established funding sources.  
Responsibility: Department of Public Works  
Time Frame: Ongoing  
Funding: Road Fund  
General Fund
- 3.6. Placer County shall work with the Placer County Transportation Commission, Caltrans, and other jurisdictions to review and monitor level of service standards in the Placer County Congestion Management Program and to update those standards as appropriate.  
Responsibility: Department of Public Works  
Time Frame: Ongoing  
Funding: Road Fund  
General Fund

## TRANSIT/ALTERNATIVE MODES OF TRANSPORTATION

- Goal 3.B:** To promote a safe and efficient mass transit system, including both rail and bus, to reduce congestion, improve the environment, and provide viable non-automotive means of transportation in and through Placer County.

### Policies

- 3.B.1. The County shall work with transit providers to plan and implement additional transit services within and to the County that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.
- 3.B.2. The County shall promote the provision of high quality transit service in the transit development corridors designated in Figure 1-9 in Part I of this Policy Document.
- 3.B.3. The County shall consider the need for future transit right-of-way in reviewing and approving plans for development. Rights-of-way may either be exclusive or shared with other vehicles.
- 3.B.4. The County shall pursue all available sources of funding for transit services.
- 3.B.5. The County shall support and pursue the extension of light rail service to Roseville.
- 3.B.6. The County shall support and remain actively involved in expanding the Capital Corridor

- Service for the needs of commuters.
- 3.B.7. The County shall continue to explore development of other rail systems, such as Roseville to Marysville service, to serve Placer County residents, workers, and businesses.
  - 3.B.8. The County shall undertake, as funding permits, and participate in studies of inter-regional recreational transit services, such as rail, to the Sierra.
  - 3.B.9. The County shall require development of transit services by ski resorts and other recreational providers in the Sierra to meet existing and future recreational demand.
  - 3.B.10. The County shall consider the transit needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.
  - 3.B.11. The County shall support efforts to provide demand-responsive service ("paratransit") and other transportation services for those unable to use conventional transit.
  - 3.B.12. The County shall encourage the development of facilities for convenient transfers between different transportation systems. (e.g., train-to-bus, bus-to-bus)
  - 3.B.13. The County shall designate transportation corridors that provide linkages with other regional transportation corridors, Light Rail Terminus Stations, and major transportation facilities.

#### Implementation Programs

- 3.7. The County shall work with the Placer County Transportation Planning Agency in periodically reviewing and updating its short-range transit plan at least as often as required by State law.
  - Responsibility: Department of Public Works
  - Time Frame: Updated every five years
  - Funding: Transportation Development Act funds
- 3.8. The County shall work with the Placer County Transportation Planning Agency in preparing, adopting, and implementing a long-range strategic transit master plan to develop and maintain a viable transit system for the County. The plan should be reviewed and updated on a regular basis
  - Responsibility: Department of Public Works
  - Time Frame: Ongoing
  - Funding: Transportation Development Act funds
- 3.9. The County shall continue to participate in planning for and implementing improved passenger rail service to Placer County, including the Capitol Corridor Auburn/Sacramento/Oakland/San Jose service.
  - Responsibility: Department of Public Works
  - Time Frame: Ongoing
  - Funding: Transportation Development Act funds

- 3.10. The County shall work with other agencies to identify transit corridors and to acquire abandoned rights-of-way and preserve right-of-way and tracks structures within transit corridors.
- Responsibility: Department of Public Works  
CDRA Planning Services Division
- Time Frame: Ongoing
- Funding: Grants  
Road Fund
- 3.11. The County shall work with Caltrans and other agencies to determine the need for additional or expanded park-and-ride lots and to identify additional sites for such lots.
- Responsibility: Department of Public Works
- Time Frame: Ongoing
- Funding: Transportation Development Act funds  
Grants
- 3.12. The County shall assist transit planning agencies and transit providers in assessing transit demand and the adequacy of existing services.
- Responsibility: Department of Public Works
- Time Frame: Ongoing
- Funding: Transportation Development Act funds
- 3.13. The County shall prepare and adopt land use and design standards for areas within designated transit corridors consistent with the policies and standards in this Policy Document. The County shall also develop design standards that can be applied in all urban/suburban areas to promote transit accessibility and use, and require the provisions of transit amenities as conditions of project approval.
- Responsibility: Department of Public Works  
CDRA Planning Services Division
- Time Frame: Ongoing
- Funding: General Fund
- 3.14. The County shall work with other agencies to identify and pursue funding for transit.
- Responsibility: County Executive Office  
Department of Public Works
- Time Frame: Ongoing
- Funding: Transportation Development Act funds
- 3.15. As appropriate, the County shall adopt resolutions in support of local, state, and federal legislation and funding for rail service.
- Responsibility: Board of Supervisors
- Time Frame: Ongoing
- Funding: N/A
- 3.16. The County shall adopt and implement funding mechanisms to support adopted transit plans throughout the County. Such mechanisms may include service area fees and transit impact fees.
- Responsibility: Department of Public Works, Board of Supervisors
- Time Frame: Ongoing
- Funding: Transportation Development Act funds

- 3.17. The County shall participate in a multi-modal corridor study of the I-80 corridor that will explore improvements to passenger rail service and high occupancy vehicle (HOV) facilities to maximize the person-carrying capacity of the corridor.

Responsibility: Department of Public Works

Time Frame: Ongoing

Funding: Road Fund

## TRANSPORTATION SYSTEMS MANAGEMENT (TSM)

- Goal 3.C:** To maximize the efficient use of transportation facilities so as to: 1) reduce travel demand on the County's roadway system; 2) reduce the amount of investment required in new or expanded facilities; 3) reduce the quantity of emissions of pollutants from automobiles; and 4) increase the energy-efficiency of the transportation system.

### Policies

- 3.C.1. The County shall promote the use of transportation systems management (TSM) programs that divert automobile commute trips to transit, walking, and bicycling.
- 3.C.2. The County shall promote the use, by both the public and private sectors, of TSM programs that increase the average occupancy of vehicles.
- 3.C.3. The County shall work with other responsible agencies to develop other measures to reduce vehicular travel demand and meet air quality goals.
- 3.C.4. During the development review process, the County shall require that proposed projects meet adopted Trip Reduction Ordinance (TRO) requirements.

### Implementation Programs

- 3.18. The County shall regularly monitor performance under its Trip Reduction Ordinance (TRO) and shall periodically review its TRO and revise it as necessary.

Responsibility: Department of Public Works  
Board of Supervisors

Time Frame: Ongoing

Funding: Grants  
Road Funds

- 3.19. The County shall work with Placer County cities and other agencies, such as Sacramento RIDESHARE and Placer County Transportation Planning Agency (PCTPA), in developing programs and facilities.

Responsibility: Department of Public Works  
Board of Supervisors

Time Frame: Ongoing

Funding: Grants  
Road Funds

**NON-MOTORIZED TRANSPORTATION**

**Goal 3.D:** To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation.

**Policies**

- 3.D.1. The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the County's major employment and housing areas and between its existing and planned bikeways.
- 3.D.2. The County shall work with neighboring jurisdictions to coordinate planning and development of the County's bikeways and multi-purpose trails with those of neighboring jurisdictions.
- 3.D.3. The County shall pursue all available sources of funding for the development and improvement of trails for non-motorized transportation (bikeways, pedestrian, and equestrian).
- 3.D.4. The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information.
- 3.D.5. The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.
- 3.D.6. The County shall support the development of parking areas near access to hiking and equestrian trails.
- 3.D.7. The County shall, where appropriate, require new development to provide sheltered public transit stops, with turnouts.
- 3.D.8. The CDRA Engineering and Surveying Division and the Department of Public Works shall view all transportation improvements as opportunities to improve safety, access, and mobility for all travelers and recognize cycling, pedestrian, and transit modes as integral elements of the transportation system.
- 3.D.9. Consider Complete Streets infrastructure and design features in street design and construction to create safe and inviting environments for all users consistent with the land uses to be served.
- 3.D.10. Consider the accessibility and accommodation of cycle and pedestrian traffic, where appropriate, on and across major thoroughfares.
- 3.D.11. The County shall work to achieve equality of convenience and choice among all modes of transportation – pedestrian, cycling, transit and motor vehicles, through a balanced and interconnected transportation system.
- 3.D.12. Provide safe and comfortable routes for walking, cycling, and where feasible, public transportation, to encourage use of these modes of transportation, enable convenient and active travel as part of daily activities, reduce pollution, and meet the needs of all users of the roadway system.

*[See also policies/programs under Goal 5.C., Recreational Trails]*

**Implementation Programs**

- 3.20. The County shall review and revise its Bikeways/Trails Master Plan consistent with the General Plan.  
 Responsibility: Department of Public Works  
 Department of Facility Services – Parks Division  
 Time Frame: Ongoing Updates  
 Funding: Grants  
 Road Funds
- 3.21. The County shall require that bikeways recommended in the Bikeways/Trails Master Plan be developed when roadway projects are constructed and when street frontage improvements are required of new development.  
 Responsibility: Department of Public Works  
 Department of Facility Services – Parks Division  
 Time Frame: Ongoing  
 Funding: Developer fees  
 Road Fund  
 Grants
- 3.22. The County shall continue to use state standards as guidelines for construction of bicycle lanes and bicycle trails.  
 Responsibility: Department of Public Works  
 Department of Facility Services – Parks Division  
 Time Frame: Ongoing  
 Funding: N/A
- 3.23. The County shall prepare and periodically update an easy-to-use bicycle route map and shall make it available to County residents and employees.  
 Responsibility: Department of Public Works  
 Department of Facility Services – Parks Division  
 Time Frame: Completed  
 Funding: Road Fund
- 3.24. The County should develop and adopt standards for bicycle, pedestrian, and equestrian facilities. These standards should vary by types of land use and terrain.  
 Responsibility: Department of Public Works  
 Department of Facility Services – Parks Division  
 Board of Supervisors  
 Time Frame: Completed  
 Funding: General Fund

- 3.25. Any roadway in Placer County which is to be newly constructed or substantially reconstructed must be designed and constructed to:
- Provide for the safety and convenience of all users and all ages and of all abilities: pedestrians, bicyclists, transit users, and motorists; and,
  - Address the needs of all users both along roadway corridors and crossing the corridors.

Responsibility: Department of Public Works  
CDRA Engineering and Surveying Division

Time Frame: Ongoing

Funding: Road Fund  
Grants  
Developer Fees  
Impact Fees  
Bond Revenues

- 3.26. Placer County will incorporate Complete Streets principles into its Transportation and Circulation Element, Bikeways Master Plan, Regional Bikeway Plan, Community Plans, and other plans, manuals, rules, regulations and programs as appropriate, and will establish performance standards with measurable outcomes.

Responsibility: Department of Public Works  
CDRA Engineering and Surveying Division  
CDRA Planning Services Division  
Department of Facility Services – Parks Division

Time Frame: Ongoing

Funding: General Fund

## GOODS MOVEMENT

- Goal 3.E:** To maintain a balanced freight transportation system to provide for the safe and efficient movement of goods.

### Policies

- 3.E.1. The County shall promote efficient inter-regional goods movement in the I-80 corridor.
- 3.E.2. The County shall encourage continued freight service on the Union Pacific rail line.
- 3.E.3. The County shall plan for and maintain a roadway system that provides for efficient and safe movement of goods within Placer County.
- 3.E.4. The County should assist public and private agencies in integrating railroad freight services into regional transportation and economic development strategies.
- 3.E.5. The County shall support federal and state efforts to levy higher user charges for mitigating truck traffic impacts.
- 3.E.6. The County shall investigate and encourage the use of heavy rail for interurban transport of goods and materials in the I-80 corridor.
- 3.E.7. The County shall participate in regional coordination efforts to assure that land use and transportation plans are integrated with rail development plans.

**Implementation Programs**

- 3.25. The County shall develop and adopt transportation design standards that address truck traffic conflicts with transit, bicycles, and foot traffic.  
Responsibility: Department of Public Works  
Time Frame: Ongoing  
Funding: Road Fund
- 3.26. The County shall participate in a multi-modal corridor study of the I-80 corridor to examine opportunities to reduce truck traffic and increase rail capacity.  
Responsibility: Department of Public Works  
Time Frame: Complete  
Funding: Grants

**AIR TRANSPORTATION**

- Goal 3.F:** To promote the maintenance and improvement of general and commercial aviation facilities within the parameters of compatible surrounding land uses.

**Policies**

- 3.F.1. The County shall support the continued use of the Auburn Municipal Airport, the Lincoln Municipal Airport, and the Truckee-Tahoe Airport as general purpose airports.
- 3.F.2. The County shall work with the Airport Land Use Commission in the planning of land uses around the Auburn Municipal Airport, the Lincoln Municipal Airport, and the Truckee-Tahoe Airport to ensure protection of airport operations from urban encroachment.
- 3.F.3. The County shall support the continued use of the Blue Canyon Airport as an emergency airstrip.

**Implementation Programs**

- 3.27. The County shall provide the necessary maintenance of the Blue Canyon Airport to support its continued use for emergency operations.  
Responsibility: Department of Public Works  
Time Frame: Ongoing  
Funding: State Grants

**Section 4**  
**Public Facilities and Services**

---

## SECTION 4

### PUBLIC FACILITIES AND SERVICES

#### GENERAL PUBLIC FACILITIES AND SERVICES

**Goal 4.A:** To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.

#### Policies

- 4.A.1. Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.
- 4.A.2. The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:
- a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means);
  - b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant; and,
  - c. The facilities improvements are designed and built to the current standards of the agency providing service.
- 4.A.3. The County shall require that new urban development is planned and developed according to urban facility standards.
- 4.A.4. The County shall require proposed new development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding.
- 4.A.5. The County shall ensure that library facilities are provided to current and future residents in the unincorporated area. The County shall also require new development to fund its fair share of library facilities.

#### Implementation Programs

- 4.1. The County, in consultation with public service providers, shall establish thresholds beyond which new residential development will be restricted until adequate public services and facilities are provided. The extent of development limitations should reflect the severity of the service and facility needs.
- Responsibility: Department of Public Works  
Department of Facility Services  
CDRA Planning Services Division
- Time Frame: Ongoing
- Funding: General Fund
- 4.2. The County should establish an annual monitoring and reporting program to evaluate facility capacity and service levels.
- Responsibility: County Executive Office

Department of Public Works  
 Department of Facility Services  
 CDRA Planning Services Division

Time Frame: Ongoing/Annually  
 Funding: Community Service Areas  
 Road Fund  
 General Fund

4.3. The County should ensure that capital improvement programs (CIPs) or area facilities plans are prepared in conjunction with new community plans and specific plans and annually-updated. These CIPs should identify improvement needs for the succeeding five-year period.

Responsibility: County Executive Office  
 Department of Public Works  
 CDRA Planning Services Division  
 Time Frame: Ongoing  
 Funding: Permit Fees  
 General Fund

4.4. The County shall continue to require developers to obtain will-serve letters from all providers of public facilities and services to new development.

Responsibility: Project Proponents  
 Time Frame: Ongoing (letters to be provided prior to final project approval)  
 Funding: N/A

4.5. The County shall establish a program which creates underground conversion districts and establishes priorities for the undergrounding of utilities within specified scenic corridors. The program shall also adopt an ordinance for the payment of in-lieu fees where it is infeasible to underground.

Responsibility: Department of Public Works  
 Time Frame: Partially completed; Ongoing  
 Funding: General Fund  
 Permit Fees

**PUBLIC FACILITIES AND SERVICES FUNDING**

**Goal 4.B:** To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

**Policies**

4.B.1. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

4.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

- 4.B.3. The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. This includes working with the cities to require new development within city limits to mitigate impacts on countywide facilities and services.
- 4.B.4. The County shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the County.
- 4.B.5. When adopting, amending, and imposing fees and developer exactions, the County shall consider the effects of such fees and exactions on project economics and the County's development goals, and for residential development, housing affordability. This consideration shall recognize any increase in the value of property resulting from County-granted entitlements, including the redesignation of agricultural land for development.
- 4.B.6. The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. A major project is a residential project with 100 or more dwelling units or mixed use projects, including specific plans with 100 or more dwelling units and 10 acre or more of non-residential land uses (exclusive of open space/greenbelt).
- 4.B.7. The County may require the preparation of an economic, market or fiscal impact analysis for commercial, professional office or industrial development on 10 or more acres of land. The determination to prepare an analysis will be based upon the potential for a project to impact County facilities and services or cause an economic impact in the community in which the land use is to be established.

### Implementation Programs

- 4.6. The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, and County service areas.
- Responsibility: Department of Public Works  
 Department of Facility Services  
 CDRA Planning Services Division  
 County Executive Office  
 County Counsel  
 Board of Supervisors
- Time Frame: Ongoing
- Funding: General Fund
- 4.7. The County shall adopt fee schedules for new development to fund needed public facilities and services.
- Responsibility: Department of Public Works  
 Department of Facility Services  
 CDRA Planning Services Division  
 County Executive Office  
 County Counsel  
 Board of Supervisors
- Time Frame: FY 94-95
- Funding: General Fund

**WATER SUPPLY AND DELIVERY**

**Goal 4.C:** To ensure the availability of an adequate and safe water supply and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply.

**Policies**

- 4.C.1. The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.
- 4.C.2. The County shall approve new development based on the following guidelines for water supply:
- a. Urban and suburban development should rely on public water systems using surface supply.
  - b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.
  - c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.
- 4.C.3. The County shall encourage water purveyors to require that all new water services be metered.
- 4.C.4. The County shall require that water supplies serving new development meet state water quality standards.
- 4.C.5. The County shall require that new development adjacent to bodies of water used as domestic water sources adequately mitigate potential water quality impacts on these water bodies.
- 4.C.6. The County shall promote efficient water use and reduced water demand by:
- a. Requiring water-conserving design and equipment in new construction;
  - b. Encouraging water-conserving landscaping and other conservation measures;
  - c. Encouraging retrofitting existing development with water-conserving devices; and,
  - d. Encouraging water-conserving agricultural irrigation practices.
- 4.C.7. The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.
- 4.C.8. When considering formation of new water service agencies, the County shall favor systems owned and operated by a governmental entity over privately- or mutually-owned systems. The County will continue to authorize new privately- or mutually-owned systems only if system revenues and water supplies are adequate to serve existing and projected growth for the life of the system. The County shall ensure this through agreements or other mechanisms setting aside funds for long term capital improvements and operation and maintenance.
- 4.C.9. The County shall support opportunities for groundwater users in problem areas to convert to surface water supplies.

- 4.C.10. The County shall promote the development of surface water supplies for agricultural use in the western part of the County.
- 4.C.11. The County shall protect the watersheds of all bodies of water associated with the storage and delivery of domestic water by limiting grading, construction of impervious surfaces, application of fertilizers, and development of septic systems within these watersheds.
- 4.C.12. The County shall limit the annual rate of growth to 3 percent in areas where domestic water is supplied by individual or community wells. Where surface water supplies provide domestic water, the amount of growth shall be limited to what can be served by available surface water supplies assuming a 4-year drought period and usage of one acre foot of water per year per household.
- 4.C.13. In implementation of groundwater use policies, the County will recognize the significant differences between groundwater found in bedrock or 'hardrock' formations of the foothill/mountain region and those groundwater found in the alluvial aquifers of the valley. The County should make distinctions between these water resources in its actions.

### Implementation Programs

- 4.8. The County shall work with local water purveyors and members of the local branch of Groundwater Association to adopt and implement a water availability monitoring program that includes the following components:
- A private well sampling program to evaluate the quality of groundwater supplied to newly constructed private domestic wells;
  - A program to evaluate the quantity and quality of groundwater in small public water systems (the County shall support state monitoring of larger systems); and
  - A program to monitor and evaluate surface water quality in major reservoirs and rivers, and
  - A geo-based, digitized database which plots groundwater and water well information, and shall become the basis of conclusions about groundwater quality and quantity.
- Responsibility: Environmental Health Division  
Domestic water purveyors  
California Groundwater Association (a professional organization)  
Department of Facility Services
- Time Frame: As funding becomes available
- Funding: User fees  
CSA fees for service  
Grants and loans
- 4.9. The County shall initiate a review of any water system that persistently fails to meet applicable standards and shall encourage consolidation or regionalization of surface water treatment systems to address problems in common.
- Responsibility: Environmental Health Division  
Major water purveyors
- Time Frame: As needed
- Funding: State MOU funds  
General Fund

- 4.10. The County should identify precise locations of severe groundwater contamination or overdrafting. The County shall work with water users in these areas to investigate methods for shifting to reliance on surface water supplies or other appropriate solutions.
- Responsibility: Environmental Health Division  
Department of Facility Services
- Time Frame: As needed
- Funding: General Fund or other identified source

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

## **SEWAGE CONVEYANCE, TREATMENT, AND DISPOSAL**

- Goal 4.D:** The County shall require wastewater conveyance and treatment facilities that are sufficient to serve the Placer County General Plan proposed density of residential, commercial, and public/institutional uses in a way which protects the public and environment from adverse water quality or health impacts.

### **Policies**

- 4.D.1. The County shall limit the expansion of urban communities to areas where community and/or public wastewater treatment systems can be provided.
- 4.D.2. The County shall require developments outside of an existing sewer service area and needing new connections to public conveyance and treatment facilities to be annexed into the sewer service area providing service.
- 4.D.3. The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.
- 4.D.4. The County shall require developments needing new connections to construct wastewater conveyance facilities which are sized and located to provide sewer service based on permitted densities and applicable sewer shed area. Wastewater conveyance systems shall be designed for gravity flow. Where gravity conveyance systems are not feasible, the agency providing service may approve pumping service where a site specific engineering analysis demonstrates the long-term cost effectiveness of pumped facilities.
- 4.D.5. The County shall require developments needing new connections to pay their fair share of the cost for future public wastewater facilities which support development based on the Placer County General Plan. The fair share will be based on the demand for these facilities attributable to the new development.
- 4.D.6. The County shall discourage extension of sewer service outside of city spheres of influence and community plan areas, except in limited circumstances to resolve a public health hazard resulting from existing development, or where there is a substantial overriding public benefit.
- 4.D.7. The County shall promote efficient water use and reduced wastewater system demand by:
- a. Requiring water-conserving design and equipment in new construction as required in California law (AB 1881);
  - b. Encouraging retrofitting with water-conserving devices; and
  - c. Designing wastewater systems to minimize inflow and infiltration
- 4.D.8. The County shall encourage pretreatment of commercial and industrial wastes prior to their entering community wastewater conveyance and treatment facilities.