

- 4.D.9. The County shall promote functional consolidation of wastewater facilities.
- 4.D.10. The County shall require all public wastewater facilities to be designed and built to the current standards of the agency providing service.
- 4.D.11. The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.
- 4.D.12. The County shall require that the on-site treatment, development, operation, and maintenance of disposal systems complies with the requirements and standards of the County Environmental Health Division.
- 4.D.13. The County shall continue use of current technically-based criteria in review and approval of septic tank/leachfield systems for rural development.
- 4.D.14. The County shall facilitate extension of septic tank effluent pumping (STEP) service or conventional wastewater collection service to areas with failing on-site systems.

Implementation Program

- 4.11. The County shall facilitate review of, and shall encourage consolidation of wastewater facilities to address problems in common.
 - Responsibility: Department of Facility Services
Environmental Health Division
 - Time Frame: Ongoing
 - Funding: General Fund
- 4.12. The County shall require developers to meet County requirements and standards for connection to public sewer and obtain a sewer service will-serve letter prior to the County providing sewer service to the new development
 - Responsibility: Project Proponents
Division of Environmental Health
Department of Facility Services
 - Time Frame: Ongoing (letters to be provided prior to final project approval)
 - Funding: N/A

DRAINAGE AND WATER QUALITY

- Goal 4.E:** To manage rainwater and stormwater at the source in a sustainable manner that least inconveniences the public, reduces potential water-related damage, augments water supply, mitigates storm water pollution, and enhances the environment.

Policies

- 4.E.1. The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.
- 4.E.2. The County shall support efforts to acquire land or obtain easements for drainage and other public uses of floodplains where it is desirable to maintain drainage channels in a natural state.
- 4.E.3. The County shall consider using stormwater of adequate quality to replenish local groundwater basins, restore wetlands and riparian habitat, and irrigate agricultural lands.
- 4.E.4. The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater

- Management Manual and the County Land Development Manual.
- 4.E.5. The County shall continue to implement and enforce its Grading, Erosion and Sediment Control Ordinance and Flood Damage Prevention Ordinance.
 - 4.E.6. The County shall continue to support the programs and policies of the watershed flood control plans developed by the Flood Control and Water Conservation District.
 - 4.E.7. The County shall prohibit the use of underground storm drain systems in rural and agricultural areas, unless no other feasible alternatives are available for conveyance of stormwater from new development or when necessary to mitigate flood hazards.
 - 4.E.8. The County shall consider recreational opportunities and aesthetics in the design of stormwater ponds and conveyance facilities.
 - 4.E.9. The County shall encourage good soil conservation practices in agricultural and urban areas and carefully examine the impact of proposed urban developments with regard to drainage courses.
 - 4.E.10. The County shall strive to improve the quality of runoff from urban and suburban development through use of appropriate site design measures including, but not limited to vegetated swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, rooftop and impervious area disconnection, porous pavement, and other best management practices (BMPs).
 - 4.E.11. The County shall require new development to adequately mitigate increases in stormwater peak flows and/or volume. Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County.
 - 4.E.12. The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.
 - 4.E.13. The County shall require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.
 - 4.E.14. The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows, evapotranspiring, infiltrating, harvesting/using, and biotreating stormwater, and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.
 - 4.E.15. The County shall require that new development in primarily urban development areas incorporate low impact development measures to reduce the amount of runoff, to the maximum extent practicable, for which retention and treatment is required.
 - 4.E.16. The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm drainage systems, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Environmental Health Division, Placer County Department of Public Works, CDRA Engineering and Surveying Division, Placer County Flood Control and Water Conservation District).
 - 4.E.17. The County shall strive to protect domestic water supply canal systems from contamination resulting from spillage or runoff.
 - 4.E.18. The County shall, wherever feasible, require that proponents of new projects encase, or otherwise protect from contamination, domestic water supply canals where they pass through developments with lot sizes of 2.3 acres or less; where subdivision roads are constructed within 100 feet upslope or upstream from canals; and within all commercial,

industrial, institutional, and multi-family developments.

- 4.E.19. The County shall require that proponents of new projects fence domestic water supply canals where they pass through development with lot sizes between 2.3 and 4.6 acres; and on a case-by-case basis as determined by the entity responsible for the canal. This fencing shall be installed inside the project property line, and the proponent or subsequent landowner shall be responsible for fence maintenance. Said fencing shall be designed to impede pedestrian trespass of the canal area and to impede any dumping of materials into the canal.
- 4.E.20. The County shall continue to implement and enforce its Stormwater Quality Ordinance.

Implementation Programs

- 4.12. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, and water conservation plans of the Placer County Flood Control and Water Conservation District.
- Responsibility: Department of Public Works
CDRA Engineering and Surveying Division
Board of Supervisors
- Time Frame: Ongoing
- Funding: Development Fees
General Fund
- 4.13. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under state and federal stormwater quality programs.
- Responsibility: Department of Public Works
CDRA Engineering and Surveying Division
CDRA Building Division
CDRA Planning Services Division
Department of Facility Services
Board of Supervisors
- Time Frame: Ongoing
- Funding: Development Fees
General Fund
- 4.14. The County shall develop brochures and other methods to educate the public and developers regarding the potential impacts of development on drainage, flooding, and water quality.
- Responsibility: Department of Public Works
Flood Control and Water Conservation District
Environmental Health Division
- Time Frame: Ongoing
- Funding: General Fund

FLOOD PROTECTION

- Goal 4.F:** To protect the lives and property of the citizens of Placer County from hazards associated with development in floodplains and manage floodplains for their natural resource values.

Policies

- 4.F.1. The County shall require that arterial roadways and expressways, residences, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event.
- 4.F.2. The County shall recognize floodplains as a potential public resource to be managed and maintained for the public's benefit.
- 4.F.3. The County shall continue to work closely with the U.S. Army Corps of Engineers, the Resource Conservation District, the Federal Emergency Management Agency, the State Department of Water Resources, the Central Valley Flood Protection Board, and the Placer County Flood Control and Water Conservation District, in defining existing and potential flood problem areas.
- 4.F.4. The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully developed, unmitigated runoff conditions.
- 4.F.5. The County shall attempt to maintain natural conditions within the 100-year floodplain of all rivers and streams except under the following circumstances:
 - a. Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Wildlife regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers.
- 4.F.6. The County shall continue to coordinate efforts with local, state, and federal agencies to achieve adequate water quality and flood protection.
- 4.F.7. The County shall cooperate with the Placer County Flood Control and Water Conservation District, surrounding jurisdictions, the cities in the County, and other public agencies in planning and implementing regional flood control improvements, plans, and programs.
- 4.F.8. The County shall, where possible, view flood waters as a resource to be used for waterfowl habitat, aquifer recharge, fishery enhancement, agricultural water supply, and other suitable uses.
- 4.F.9. The County shall continue to implement floodplain zoning and undertake other actions required to comply with state floodplain requirements, and to maintain the County's eligibility under the Federal Flood Insurance Program.
- 4.F.10. The County shall preserve or enhance the aesthetic qualities of natural drainage courses in their natural or improved state compatible with flood control requirements and economic, environmental, and ecological factors.
- 4.F.11. To the extent that funding is available, the County shall work to solve flood control problems in areas where existing development has encroached into a floodplain.
- 4.F.12. The County shall promote the use of natural or non-structural flood control facilities, including off-stream flood control basins, to preserve and enhance creek corridors.
- 4.F.13. The County shall continue to implement and enforce its Grading, Erosion and Sediment Control Ordinance and Flood Damage Prevention Ordinance.
- 4.F.14. The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County's Land Development Manual.

[See also policies/programs under Goal 8.B., Flood Hazards.]

LANDFILLS, TRANSFER STATIONS, AND SOLID WASTE RECYCLING

Goal 4.G: To ensure the safe and efficient disposal or recycling of solid waste generated in Placer County.

Policies

- 4.G.1. The County shall require all new urban/suburban development, excluding rural development, to include provisions for solid waste collection.
- 4.G.2. The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.
- 4.G.3. The County shall require discretionary permit approval for all new waste disposal facilities.
- 4.G.4. The County shall ensure that solid waste disposal facilities do not contaminate surface or groundwater in violation of state standards.
- 4.G.5. The County shall promote the siting of new solid waste collection and transfer facilities in locations as close as practical to the areas they serve.
- 4.G.6. The County shall ensure that landfills and transfer stations are buffered from incompatible development.
- 4.G.7. The County shall require that all new development complies with applicable provisions of the Placer County Integrated Waste Management Plan.
- 4.G.8. The County shall encourage the development of regional and community-based recycling facilities in heavy commercial and industrial areas.
- 4.G.9. The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.
- 4.G.10. The County shall encourage the establishment and implementation of a recycling market development zone in Placer County.
- 4.G.11. When considering land use changes in the vicinity of a landfill operation, the County shall consider the landfill as the dominant land use in the area. In order to protect these facilities from incompatible encroachment, new residential land uses shall be separated from the property lines of active and future landfill sites by a buffer of one mile. Such buffers do not apply to closed landfills or solid waste transfer stations. Other uses will be required to provide buffers as described in Table 1-5. The intent of this policy is to prohibit the creation of new parcels for residential use within one mile of the landfill; not to prohibit construction of a residence on an existing legal building site within this area.
- 4.G.12. The County shall ensure that solid waste collection service is available to all residential, commercial, and industrial areas within the current boundaries of Franchise Areas.

Implementation Programs

- 4.15. The County shall develop and adopt an ordinance requiring solid waste collection in all new urban/suburban development, excluding rural development, where appropriate.
 - Responsibility: Department of Facility Services
 - Time Frame: Ongoing
 - Funding: Enterprise Funds
 - Status: Partially Completed. In an effort to prevent wastes from degrading Lake Tahoe and the surface and ground waters of the region, an ordinance was adopted (Article 8.16.220(B)(1) Placer County Code) requiring mandatory collection for what is now referred to as Franchise Area 3. In addition, the

Placer County Regional Plan for the Lake Tahoe Basin (adopted 1986) also reflects that garbage pick-up service is mandatory throughout the region.

Further, in response to illegal dumping in the Foresthill area, the County passed a similar ordinance (Article 8.16.220 (B)(2) Placer County Code) requiring mandatory garbage collection in that area, known as Franchise Area 4.

- 4.16. The County shall monitor landfills during operation and after closure to detect groundwater contamination and gas migration.
- Responsibility: Department of Facility Services
Environmental Health Division
- Time Frame: Ongoing
- Funding: Enterprise Funds
- Status: Groundwater contamination monitoring and gas migration collection systems have been installed at the closed landfills in Loomis, Meadow Vista, Foresthill and the Eastern Regional Landfill (ERL) in Truckee. The groundwater contamination monitoring and gas migration collection systems are evaluated based on California law and Placer County Code.
- 4.17. The County shall cooperate with the cities of the County to study the feasibility of a methane gas recovery operation.
- Responsibility: Department of Facility Services
- Time Frame: Ongoing
- Funding: Enterprise Funds
- Status: Completed/On-going. Landfill gas collection and flaring systems are in place at the County's closed landfills in Loomis, Meadow Vista, Foresthill and the Eastern Regional Landfill (ERL) in Truckee. A landfill gas collection system was installed at the Western Regional Sanitary Landfill (WRSL) in 1996 and has been periodically expanded as the landfill has been developed. Most of the gas currently collected is utilized by a private, third-party to produce electricity.
- 4.18. The County shall prepare, adopt, and regularly review and revise as necessary an Integrated Waste Management Plan.
- Responsibility: Department of Facility Services
- Time Frame: Ongoing; as necessary
- Funding: Enterprise Funds
- Status: Completed/On-going. The Integrated Waste Management Plan was adopted in 1996 and is updated as required by law.
- 4.19. The County shall provide incentives to businesses that use locally recycled materials as part of their manufacturing processes. These incentives may include relaxation of development standards and/or fast-track permitting.
- Responsibility: Department of Facility Services
Procurement
Economic Development Department
- Time Frame: Ongoing
- Funding: N/A

Status: Placer County's Purchasing Policy Manual grants a ten percent price preference for those products meeting recycled content requirements. Competitive bidding is not required when purchasing recycled content products.

- 4.20. The County shall assist the Western Placer Waste Management Authority in the establishment of a material recovery facility at or near the Western Regional Sanitary Landfill.

Responsibility: Western Placer Waste Management Authority
Department of Facility Services
CDRA Planning Services Division

Time Frame: Ongoing

Funding: Public Bonds

Status: The Western Placer Waste Management Authority (WPWMA) completed the construction of the Materials Recovery Facility (MRF) in 1995. The WPWMA completed construction of the original composting facility as part of the construction of the MRF in 1995. WPWMA completed the first expansion of the MRF in 2006 that included a new scale house, drop-off recycling area, Household Hazardous Waste (HHW) drop-off center, and a new self-haul unloading area. The WPWMA completed additional expansions and upgrades in 2007 and 2011 that doubled the processing capacity of the facility, increased the ability to recover more glass and paper from the solid waste stream, and provided the ability to achieve additional recovery at no additional cost to the ratepayers. The WPWMA completed an expansion of the composting facility in 2011 that approximately doubled the total composting area.

- 4.21. The County shall continue to require franchise agreements with solid waste service contractors to provide solid waste collection service only to those residential, commercial and industrial developments within the Franchise Area who contract with the solid waste service contractor for such services.

Responsibility: Department of Facility Services

Time Frame: Ongoing

Funding: N/A

LAW ENFORCEMENT PROTECTION

Goal 4.H. To provide adequate law enforcement services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the County.

Policies

- 4.H.1. Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):
- 1:1,000 for unincorporated areas
 - 1:7 for jail population
 - 1:16,000 total county population for court and civil officers
- 4.H.2. The County Sheriff shall strive to maintain the following average response times for

emergency calls for service:

- a. 6 minutes in urban areas
 - b. 8 minutes in suburban areas
 - c. 15 minutes in rural areas
 - d. 20 minutes in remote rural areas
- 4.H.3. Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards.
- 4.H.4. The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.
- 4.H.5. The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design.

FIRE PROTECTION SERVICES

Goal 4.I: To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.

Policies

- 4.I.1. The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings):
- a. ISO 4 in urban areas
 - b. ISO 6 in suburban areas
 - c. ISO 8 in rural areas
- 4.I.2. The County shall encourage local fire protection agencies in the County to maintain the following standards (expressed as average response times to emergency calls):
- a. 4 minutes in urban areas
 - b. 6 minutes in suburban areas
 - c. 10 minutes in rural areas
- 4.I.3. The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.
- 4.I.4. The County shall work with local fire protection agencies to identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses.
- 4.I.5. The County shall work with local fire protection agencies and implement ordinances to control fire losses and fire protection costs through continued use of automatic fire detection, control, and suppression systems.
- 4.I.6. The County shall continue to promote standardization of operations among fire protection agencies and improvement of fire service levels.
- 4.I.7. The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources.
- 4.I.8. The County shall work with local fire protection agencies to maintain a pre-fire planning program with selected high-risk occupancies reviewed at least annually.

- 4.I.9. The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.
- 4.I.10. The County shall work with local fire protection agencies to inventory and eliminate structurally unsafe and fire-hazardous housing units that are beyond repair or rehabilitation.
- 4.I.11. The County shall encourage local fire protection agencies to provide and maintain advanced levels of emergency medical services (EMS) to the public.

[See also the policies/programs under Goal 8.C, Fire Hazards.]

SCHOOLS

Goal 4.J: To provide for the educational needs of Placer County residents.

Quality of Education Policies

- 4.J.1. The County should continue to assist school districts in providing quality education facilities that will accommodate projected student growth.
- 4.J.2. The County shall encourage the provision of social, recreational, and educational services that complement and enrich those provided by public and private educational facilities.

Planning for School Sites/Facilities Policies

- 4.J.3. The County shall work cooperatively with school districts in monitoring housing, population, and school enrollment trends and in planning for future school facility needs, and shall assist school districts in locating appropriate sites for new schools.
- 4.J.4. The County's land use planning should be coordinated with the planning of school facilities and should involve school districts in the early stages of the land use planning process.
- 4.J.5. The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.
- 4.J.6. The County should include schools among those public facilities and services that are considered an essential part of the infrastructure that should be in place as development occurs.
- 4.J.7. The County shall consider school district plans in establishing acceptable levels of service for schools, determining school location and land and facility needs, and determining appropriate financing methods. The County should designate existing and future school sites in community plans and specific plans to accommodate school district needs.
- 4.J.8. The County shall encourage school facility siting that establishes schools as focal points within the neighborhood and community.
- 4.J.9. The County shall encourage the location of schools in areas with safe pedestrian and bicycle access.

Facility Needs/Funding

- 4.J.10. The provision of adequate school facilities is a community priority. The County and school districts will work closely to secure adequate funding for new school facilities and, where legally feasible, the County shall provide a mechanism which, along with state and local sources, requires development projects to satisfy an individual school district's financing program based upon their impact.
- 4.J.11. The County and residential developers should coordinate with the school districts to ensure that needed school facilities are available for use in a timely manner. The County, to the extent possible, shall require that new school facilities are constructed and operating prior to the occupation of the residences which the schools are intended to serve.
- 4.J.12. The County shall support enactment of state legislation to finance the construction of new schools and shall support the modification of state laws and regulations to improve the funding of new school sites and facilities.
- 4.J.13. Before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review, can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.

Joint Use of Facilities and Plans

- 4.J.14. Whenever possible, the County shall support and participate with school districts in joint development of recreation areas, turf areas, and multi-purpose buildings.
- 4.J.15. The County and the school districts should work together in using existing school facilities for non-school-related and child care activities.
- 4.J.16. The County should encourage use of schools as community centers to provide a range of services.

Higher Education

- 4.J.17. The County shall work with Sierra College to ensure that higher education programs and facilities are available to Placer County residents.

Section 5
Recreation and Cultural Resources

SECTION 5

RECREATION AND CULTURAL RESOURCES

PUBLIC RECREATION AND PARKS

Goal 5.A: To develop and maintain a system of conveniently located, properly-designed parks and recreational facilities to serve the needs of present and future residents, employees, and visitors.

Policies

- 5.A.1. The County shall strive to achieve and maintain a standard of 10 acres of improved parkland per 1,000 population. The standard shall be comprised of the following:
- 5 acres of improved active parkland per 1,000 population
 - 5 acres of passive recreation area or open space per 1,000 population
- 5.A.2. The County shall strive to achieve the following park facility standards:
- a. 1 tot lot per 1,000 residents
 - b. 1 playground per 3,000 residents
 - c. 1 tennis court per 6,000 residents
 - d. 1 basketball court per 6,000 residents
 - e. 1 hardball diamond per 3,000 residents
 - f. 1 softball/little league diamond per 3,000 residents
 - g. 1 mile of recreation trail per 1,000 residents
 - h. 1 youth soccer field per 2,000 residents
 - i. 1 adult field per 2,000 residents
 - j. 1 golf course per 50,000 residents
- 5.A.3. The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development. The park classification system shown in Table 5-1 should be used as a guide to the type of the facilities to be developed in achieving these standards.
- 5.A.4. The County shall consider the use of the following open space areas as passive parks to be applied to the requirement for 5 acres of passive park area for every 1,000 residents.
- a. Floodways
 - b. Protected riparian corridors and stream environment zones
 - c. Protected wildlife corridors
 - d. Greenways with the potential for trail development
 - e. Open water (e.g., ponds, lakes, and reservoirs)
 - f. Protected woodland areas.
 - g. Protected sensitive habitat areas providing that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species.)

Buffer areas are not considered as passive park areas if such areas are delineated by setbacks within private property. Where such areas are delineated by public easements or are held as common areas with homeowner/property owner access or public access, they will be considered as passive park areas provided that there are opportunities for

passive recreational use.

- 5.A.5. The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act and the Mitigation Fee Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.
- 5.A.6. The County shall coordinate funding and programs administered by the County and other agencies, where appropriate, to obtain optimum recreation facilities development.
- 5.A.7. The County shall consider the creation of assessment districts, County service areas, community facilities districts, or other types of districts to generate funds for the acquisition and development, maintenance and administration of parkland and/or historical properties as development occurs in the County.

**TABLE 5-1
PARK CLASSIFICATION SYSTEM**

Park Type	Use Description	Desirable Site Characteristics
Mini-Park (2 acres or less)	Specialized facilities that serve a concentrated or limited population or specific group, such as children or senior citizens.	Within neighborhoods and close to high-density housing or housing for the elderly.
Neighborhood Park (2 to 15 acres)	Area for intense recreational activities, such as field games, court games, playground apparatus, skating, picnicking.	Easily-accessible to neighborhood population (geographically centered with safe walking and bike access).
Community Park (15 or more acres)	Area of diverse environmental quality. May include areas suited for intense recreational activities. May be an area of natural quality for outdoor recreation, such as walking, viewing, and picnicking. May be any combination of the above, depending on site suitability and community need.	May include natural features, such as water bodies. Easily-accessible to neighborhood served.
Linear Park	Area developed for one or more modes of travel, such as hiking, biking, horseback riding, or cross-country skiing.	Built or natural corridors, such as utility rights-of-way, that link other elements of the recreation system or community facilities, such as school, libraries, commercial areas, and other park areas.
Special Use	Areas for specialized or single-purpose recreational activities such as golf courses, nature centers, marinas, arenas, outdoor theaters, downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archaeological significance. Also boulevards and parkways.	
Conservancy Areas	Protection and management of the natural/cultural environment with recreation use as a secondary objective.	Variable, depending on the resource being protected.

- 5.A.8. The County shall strive to maintain a well-balanced distribution of local parks, considering the character and intensity of present and planned development and future recreation needs.
- 5.A.9. The County shall give priority to early acquisition of park sites in newly-developing areas through many means including the use of public financing or land dedication.
- 5.A.10. The County shall ensure that park design is appropriate to the recreational needs and, where feasible, access capabilities of all residents, employees, and visitors of Placer County.
- 5.A.11. Regional and local recreation facilities should reflect the character of the area and the existing and anticipated demand for such facilities.
- 5.A.12. The County shall encourage recreational development that complements the natural features of the area, including the topography, waterways, vegetation, and soil characteristics.
- 5.A.13. The County shall ensure that recreational activity is distributed and managed according to an area's carrying capacity, with special emphasis on controlling adverse environmental impacts, conflict between uses, and trespass. At the same time, the regional importance of each area's recreation resources shall be recognized.
- 5.A.14. The County shall encourage federal, state, and local agencies currently providing recreation facilities to maintain, at a minimum, and improve, if possible, their current levels of service.
- 5.A.15. The County shall promote the provision of non-membership-restricted hunting areas on public and private land in the western part of the County.
- 5.A.16. Except as otherwise provided in an approved Specific Plan, the County should not become involved in the operation of organized, activity-oriented recreation programs, especially where a local park or recreation district has been established.
- 5.A.17. The County should be directly involved in the development and operation of community and neighborhood park facilities. These include outdoor recreation facilities to support traditional pursuits such as baseball, soccer, basketball, hiking, walking, riding and picnicking. Where appropriate, the County should consider cooperative agreements with a local park or recreation district to operate County facilities where this would enhance the efficient delivery of parks and recreation services to County residents.
- 5.A.18. The County shall encourage local special purpose agencies in areas not served by a recreation district which is not currently supplying recreation services to examine the feasibility of supplying such services.
- 5.A.19. The County shall encourage the development of parks near public facilities such as schools, community halls, libraries, museums, prehistoric or historic sites, and open space areas and shall encourage joint-use agreements whenever possible.
- 5.A.20. The County shall promote cooperation between agencies to ensure flexibility in the development of park areas and recreational services to respond to changing trends in recreation activities.
- 5.A.21. The County shall encourage the development of public and private campgrounds and recreational vehicle parks where environmentally appropriate. The intensity of such development should not exceed the environmental carrying capacity of the site and its surroundings.
- 5.A.22. The County shall encourage compatible recreational use of riparian areas along streams and creeks where public access can be balanced with environmental values and private property rights such as the proposed Dry Creek Greenway.

- 5.A.23. The County shall require that park and recreation facilities required in conjunction with new development be developed in a timely manner so that such facilities are available concurrently with new development.
- 5.A.24. The County shall encourage public and private park and recreation agencies to acknowledge the natural resource values present at park sites during the design of a new facility.
- 5.A.25. The County shall encourage the establishment of activity-oriented recreation programs for all urban/suburban areas of the County. Except as otherwise provided in an approved Specific Plan, such programs shall be provided by jurisdictions other than Placer County including special districts, recreation districts or public utility districts.

Implementation Programs

- 5.1. The County shall work with local, state, and federal agencies to complete a comprehensive inventory of all parks and recreation areas and services in the County and to identify other areas suitable for park acquisition and development. The County shall consider preparation of a County park and recreation master plan to provide a policy framework for independent implementation by the cooperating agencies.
- Responsibility: Parks and Grounds Division
 Time Frame: Ongoing
 Funding: As funds are available
- 5.2. As new development occurs, the County shall consider forming County service areas (CSAs) that have the authority to receive dedications or grants of land or funds, plus the ability to charge fees for acquisition, development, maintenance and operation of parks, open space, and riding, hiking, and bicycle trails.
- Responsibility: Parks and Grounds Division
 Time Frame: Ongoing
 Funding: Various

PRIVATE RECREATIONAL FACILITIES AND OPPORTUNITIES

Goal 5.B: To encourage development of private recreational facilities.

Policies

- 5.B.1. The County shall encourage development of private recreation facilities to reduce demands on public agencies.

RECREATIONAL TRAILS

Goal 5.C: To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation and transportation and circulation.

Policies

- 5.C.1. The County shall support development of a countywide trail system designed to achieve the following objectives:
- Provide safe, pleasant, and convenient travel by foot, horse, or bicycle;
 - Link residential areas, schools, community buildings, parks, and other community facilities within residential developments. Whenever possible, trails should connect to the countywide trail system, regional trails, and

- the trail or bikeways plans of cities;
 - c. Provide access to recreation areas, major waterways, and vista points;
 - d. Provide for multiple uses (i.e., pedestrian, equestrian, bicycle);
 - e. Use public utility corridors such as power transmission line easements, railroad rights-of-way, irrigation district easements, and roadways;
 - f. Whenever feasible, be designed to separate equestrian trails from cycling paths, and to separate trails from the roadway by the use of curbs, fences, landscape buffering, and/or spatial distance;
 - g. Connect commercial areas, major employment centers, institutional uses, public facilities, and recreational areas with residential areas; and
 - h. Protect sensitive open space and natural resources.
- 5.C.2. The County shall support the integration of public trail facilities into the design of flood control facilities and other public works projects whenever possible.
- 5.C.3. The County shall work with other public agencies to coordinate the development of equestrian, pedestrian, and bicycle trails.
- 5.C.4. The County shall require the proponents of new development to dedicate rights-of-way and/or the actual construction of segments of the countywide trail system pursuant to trails plans contained in the County's various community plans.
- 5.C.5. The County shall encourage the preservation of linear open space along rail corridors and other public easements for future use as trails.

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

Implementation Programs

- 5.3. The County should prepare and periodically update a trails plan in conjunction with each community plan and/or specific plan. Trail plans should designate trail components for equestrians, hikers, and cyclists on mountain and non-mountain bikes; contain trail design, access, and construction standards; establish specific plan lines for trails; and identify financing options.
- Responsibility: Parks and Grounds Division
CDRA Planning Services Division
- Time Frame: FY 94-95; ongoing as funds are available
- Funding: General Fund

CULTURAL RESOURCES

- Goal 5.D:** To identify, protect, and enhance Placer County's important historical, archaeological, paleontological, and cultural sites and their contributing environment.

Policies

- 5.D.1. The County shall assist the citizens of Placer County in becoming active guardians of their community's cultural resources.
- 5.D.2. The County shall solicit the cooperation of the owners of cultural and paleontological resources, encourage those owners to treat these resources as assets rather than liabilities, and encourage the support of the general public for the preservation and enhancement of these resources.
- 5.D.3. The County shall solicit the views of the Native American Heritage Commission, State Office of Historic Preservation, North Central Information Center, and/or the local Native

- American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.
- 5.D.4. The County shall coordinate with the cities and municipal advisory councils in the County to promote the preservation and maintenance of Placer County's paleontological and archaeological resources.
- 5.D.5. The County shall use, where feasible, incentive programs to assist private property owners in preserving and enhancing cultural resources.
- 5.D.6. The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a Countywide cultural resource data base, to be maintained by the Division of Museums.
- 5.D.7. The County shall require that discretionary development projects are designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question.
- 5.D.8. The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.
- 5.D.9. The County shall use the State Historic Building Code to encourage the preservation of historic structures.
- 5.D.10. The County will use existing legislation and propose local legislation for the identification and protection of cultural resources and their contributing environment.
- 5.D.11. The County shall support the registration of cultural resources in appropriate landmark designations (i.e., National Register of Historic Places, California Historical Landmarks, Points of Historical Interest, or Local Landmark). The County shall assist private citizens seeking these designations for their property.
- 5.D.12. The County shall consider acquisition programs (i.e. Placer Legacy Open Space and Agricultural Conservation Program) as a means of preserving significant cultural resources that are not suitable for private development. Organizations that could provide assistance in this area include, but are not limited to, the Archaeological Conservancy, the Native American community, and local land trusts.

Implementation Programs

- 5.4. The County shall prepare, adopt, and implement procedures for review and approval of all County-permitted projects involving ground disturbance and all building and/or demolition permits that will affect buildings, structures, or objects 45 years of age or older.
- Responsibility: CDRA Planning Services Division
Museums Division
Board of Supervisors
- Time Frame: FY 94-95; ongoing
- Funding: Mitigation fees
Permit fees

- 5.5. The County shall develop preservation incentive programs for owners of important cultural and paleontological resources, using such mechanisms as the Mills Act, the Historic Preservation Easement program, the Certified Local Government program, and the Heritage Tourism program.
- Responsibility: CDRA Planning Services Division
Museums Division
Assessor
- Time Frame: FY 94-95; ongoing
- Funding: Grants
General Fund
- 5.6. The County shall establish a formal Placer County Register of Historical Properties to facilitate preservation of the locally significant historical properties that do not qualify for State or Federal listings.
- Responsibility: Museums Division
- Time Frame: FY 94-95; ongoing
- Funding: General Fund
Grants
- 5.7. The County shall consider pursuing the following cultural resources management programs and shall explore possible funding sources to support these programs:
- a. Pursuit of status as a Certified Local Government to facilitate state funding and technical assistance from the State Office of Historic Preservation;
 - b. Preparation, adoption, and implementation of a cultural resources ordinance that provides definitions and standards for identification and protection of cultural resources and provides penalties for their disturbance; and,
 - c. Establishment of the staff position of cultural resources coordinator. The coordinator would provide archaeological and architectural historian expertise to the activities outlined above and would maintain a countywide cultural resource database. The coordinator would also provide assistance to the public in understanding cultural resource concerns and in fulfilling cultural resource legislative requirements.
- Responsibility: Museums Division
- Time Frame: FY 94-95 and as funds become available
- Funding: Grants
Permit fees
General Fund

Section 6
Natural Resources

SECTION 6

NATURAL RESOURCES

WATER RESOURCES

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

Policies

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

- c. Protect stream zones and their habitat value by actions such as: 1) providing an adequate stream setback, 2) maintaining creek corridors in an essentially natural state, 3) employing stream restoration techniques where restoration is needed to achieve a natural stream zone, 4) utilizing riparian vegetation within stream zones, and where possible, within stream setback areas, 5) prohibiting the planting of invasive, non-native plants (such as Vinca major and eucalyptus) within stream zones or stream setbacks, and 6) avoiding tree removal within stream zones;
 - d. Provide recreation and public access near streams consistent with other General Plan policies;
 - e. Use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas.
 - f. Provide for long-term stream zone maintenance by providing a guaranteed financial commitment to the County which accounts for all anticipated maintenance activities.
- 6.A.5. The County shall continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BMPs for agricultural activities.
- 6.A.6 The County shall require development projects to comply with the municipal and construction stormwater permit requirements of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) Phase I and II programs and the State General Municipal and Construction permits. Municipal requirements affecting project design and construction practices are enacted through the County's Stormwater Quality Ordinance. Separate construction permits may be required by and obtained through the State Water Resources Control Board.
- 6.A.7. All new development and redevelopment projects shall be designed so as to minimize the introduction of pollutants into stormwater runoff, to the maximum extent practicable, as well as minimize the amount of runoff through the incorporation of appropriate Best Management Practices.
- 6.A.8 The County shall support implementation of Low Impact Development site design and Watershed Process Management requirements for new and redevelopment projects in accordance with the NPDES Phase I and II programs, and applicable NPDES permits.
- 6.A.9. The County shall require that natural watercourses be integrated into new development in such a way that they are accessible to the public and provide a positive visual element.
- 6.A.10. The County shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat.
- 6.A.11. Where the stream zone has previously been modified by channelization, fill, or other human activity, the County shall require project proponents to restore such areas by means of landscaping, revegetation, or similar stabilization techniques as a part of development activities.

- 6.A.12. The County shall require that newly-created parcels include adequate space outside of watercourses' setback areas to ensure that property owners will not place improvements (e.g., pools, patios, and appurtenant structures), within areas that require protection.
- 6.A.13. The County shall protect groundwater resources from contamination and further overdraft by pursuing the following efforts:
 - a. Identifying and controlling sources of potential contamination;
 - b. Protecting important groundwater recharge areas;
 - c. Encouraging the use of surface water to supply major municipal and industrial consumptive demands;
 - d. Encouraging the use of treated wastewater for groundwater recharge; and
 - e. Supporting major consumptive use of groundwater aquifer(s) in the western part of the County only where it can be demonstrated that this use does not exceed safe yield and is appropriately balanced with surface water supply to the same area.

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

- 6.A.14. The County shall help ensure that open space located in reservoir is preserved and protected to assure adequate performance of those reservoirs. The watershed is defined as those lands draining into a reservoir and having an immediate effect upon the quality of water within that reservoir. Those lands located within the watershed and within 5,000 feet of the reservoir shall be considered as having an immediate effect. Following are key watersheds labeled "immediate," because of their current domestic usage and proximity to urban areas and "future," because of current non-domestic usage and/or distance from urban areas.

Immediate	Future
Folsom Lake Watershed	Sugarpine Reservoir
Combie Lake Watershed	Lake Spaulding
Rock Creek Reservoir	French Meadows Reservoir
Rollins Lake	Hell Hole Reservoir
Camp Far West Reservoir	

- 6.A.15. The County shall encourage the protection of floodplain lands and, where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation.

Implementation Programs

- 6.1. In consultation with the Placer County Flood Control District, cities in the County, and downstream counties, the County shall develop guidelines for creek maintenance practices that ensure native vegetation is not removed unnecessarily. These guidelines should also ensure that maintenance is scheduled to minimize disruption of wildlife breeding practices.
 - Responsibility: Flood Control District
Resource Conservation District
CDRA Planning Services Division
Open Space Committee
 - Time Frame: In process
 - Funding: General Fund

- 6.2. The County shall inform the public and prospective developers about those sections of the *California Fish and Game Code* that apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material. This shall be done through distribution of educational materials with building permits and as a part of project review.
- Responsibility: CDRA Planning Services Division
CDRA Building Division
- Time Frame: Ongoing
- Funding: Permit fees
- 6.3. The County shall cooperate with interested state agencies and private conservation organizations to provide public interpretative services at select locations on County-owned or -managed property that contains creek resources to increase public knowledge and appreciation of such resources.
- Responsibility: Department of Facility Services – Parks Division
CDRA Planning Services Division
- Time Frame: Ongoing
- Funding: General Fund
- 6.4. The County shall prepare, adopt, and implement a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources. This water management program shall include at least the following elements:
- a. County leadership of the process and a commitment to its integrity and inclusiveness;
 - b. Coordination and cooperation with other public and private agencies, organizations, and groups that have an interest in water resources management in the County or surrounding areas. This should include, but not be limited to, the following agencies and organizations:
 1. The cities of Roseville, Rocklin, Loomis, Lincoln, Auburn, and Colfax;
 2. The counties of Nevada, Yuba, Sutter, Sacramento and El Dorado;
 3. California Department of Water Resources (DWR);
 4. State Water Quality Control Board (SWQCB) and the affected regional boards;
 5. Local irrigation, water supply, and public utilities districts;
 6. The Placer County Flood Control and Water Conservation District, Placer County Water Agency, and other water resource management special districts;
 7. The California Farm Bureau and other agricultural water supply and management interest groups;
 8. Pacific Gas and Electric and other private hydroelectric and water supply utilities;
 9. U.S. Forest Service--Tahoe and El Dorado National Forests (USFS);
 10. Bureau of Reclamation;
 11. Tahoe Regional Planning Agency (TRPA);
 12. California Department of Fish and Wildlife (DFW);
 13. U.S. Fish and Wildlife Service (USFWS);
 14. California Groundwater Association and other private, professional

- groups interested in water supply protection;
 - 15. Academic and scientific groups; and,
 - 16. Any other agencies, organizations, and groups that the County selects to add needed expertise or breadth to the water resource management process.
- c. An inventory of water supply and quality information and demand estimates, using as much available information as possible, with the objective of creating an easily accessible, comprehensive, and regularly updated database that can be shared by water management agencies;
 - d. Identification, documentation, and prioritization of the most significant water supply sources and pressing local water quality management problems;
 - e. Identification of existing ongoing water management and regulatory policies, programs, and standards by the various agencies and organizations with an interest in water resources management;
 - f. Recognition and incorporation of ongoing compatible water management efforts into a comprehensive approach to water resources management to implement the goals and policies of this *General Plan*;
 - g. Identification of any regulatory or policy "gaps" that can and should be addressed by the County;
 - h. Application of sound water resources management principles, including watershed land use management, wetlands and vegetation management, non-point source pollution control, waste disposal monitoring and controls, groundwater recharge, and aquifer protection;
 - i. Application of sustainable multiple-use water management principles and incorporation of diverse and potentially compatible land use objectives, including provision of open space and recreation opportunities, watershed and habitat protection, flood control, and water provision to meet future agricultural, ecological, and community development needs; and,
 - j. Utilization of innovative and alternative funding mechanisms from sources outside of the County.

Responsibility: Environmental Health Department
 CDRA Planning Services Division
 Public Works Department

Time Frame: FY 01-02 and beyond

Funding: Cooperative MOU with other agencies
 Private Grants
 Impact Fees
 General Fund

6.5 The County shall prepare and implement a stormwater quality program pursuant to the requirements of the National Pollutant Discharge Elimination System and the State Water Resources Control Board phase I and II permits that defines design standards that reduce pollutants in discharges.

The design standards shall, at a minimum, address the following:

- a. Mitigate peak storm water runoff discharge rates to reduce the potential for downstream erosion.
- b. Conserve natural areas in order to minimize the amount off disturbance and maximize natural cover.

- c. Minimize the discharge of storm water pollutants associated with impervious surfaces directly connected to storm water conveyance systems.
- d. Minimize impervious surfaces
- e. Protect slopes and channels from erosion
- f. Public identification of the storm drain system to reduce or eliminate dumping of improper materials into the storm water conveyance system.
- g. Develop design standards for outdoor material storage and transportation storage areas.
- h. Develop mechanisms to insure monitoring and maintenance of BMP areas.

Responsibility: Department of Public Works
CDRA Engineering and Surveying Division

Time Frame: FY 04-05 and beyond

Funding: General Fund
Road Fund
Impact Fees

WETLAND AND RIPARIAN AREAS

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

Policies

- 6.B.1. The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Wildlife. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.
- 6.B.2. The County shall require new development to mitigate wetland loss in both federal jurisdictional and non-jurisdictional wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation and conservation banking program that provides the opportunity to mitigate impacts to special status, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas. Non-jurisdictional wetlands may include riparian areas that are not federal "waters of the United States" as defined by the Clean Water Act.
- 6.B.3. The County shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.
- 6.B.4. The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species.
- 6.B.5. The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind;

(b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. The County shall continue to implement and refine criteria for determining when an alteration to a wetland is considered a less-than-significant impact under CEQA.

Implementation Programs

- 6.6. The County shall work toward the permanent conservation of stream zones, wetlands, and significant ecological resource areas where such areas cannot be effectively preserved through the regulatory process. Protection may take the form of fee acquisition or conservation easements and may be carried out in cooperation with other local, state, and federal agencies and private entities. Acquisition should include provisions for monitoring maintenance and management in perpetuity.

Responsibility: Department of Facility Services – Parks Division
CDRA Planning Services Division

Time Frame: Ongoing

Funding: Mitigation fees
State and federal grants

- 6.7. The County will implement a wetland and riparian habitat mitigation and conservation banking program. The program will provide opportunities for off-site mitigation of wetland impacts through the purchase of mitigation "credits" at established mitigation bank sites where new habitat is created. The program will also include the sale of conservation "credits" of high value wetland and riparian resources from established conservation banks.

Responsibility: CDRA Planning Services Division

Time Frame: Ongoing

Funding: State/Federal grants
Mitigation fees
General Fund

FISH AND WILDLIFE HABITAT

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

Policies

- 6.C.1. The County shall identify and protect significant ecological resource areas and other unique wildlife habitats critical to protecting and sustaining wildlife populations. Significant ecological resource areas include the following:
- a. Wetland areas including vernal pools.
 - b. Stream zones.
 - c. Any habitat for special status, threatened or endangered animals or plants.
 - d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.
 - e. Large areas of non-fragmented natural habitat, including blue oak woodlands, valley foothill and montane riparian, valley oak woodlands, annual grasslands, and vernal pool/grassland complexes.

- f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.
 - g. Important spawning and rearing areas for anadromous fish.
- 6.C.2. The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the reasonable value of the habitat for wildlife is maintained.
- 6.C.3. The County shall encourage the control of residual pesticides to prevent potential damage to water quality, vegetation, fish, and wildlife.
- 6.C.4. The County shall encourage private landowners to adopt sound fish and wildlife habitat management practices, as recommended by California Department of Fish and Wildlife officials, the U.S. Fish and Wildlife Service, the National Marine Fisheries Service, the U.S. Army Corps of Engineers, and the Placer County Resource Conservation District.
- 6.C.5. The County shall require mitigation for development projects where isolated segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work where it is clear that offsite replacement provides greater functions and values than onsite replacement.
- 6.C.6. The County shall support preservation of the habitats of threatened, endangered, and/or other special status species. Where County acquisition and maintenance is not practicable or feasible, federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.
- 6.C.7. The County shall support the maintenance of suitable habitats for all indigenous species of wildlife, without preference to game or non-game species, through maintenance of habitat diversity.
- 6.C.8. The County shall support the preservation or reestablishment of fisheries in the rivers and streams within the County, whenever possible.
- 6.C.9. The County shall require new private or public developments to preserve and enhance existing riparian habitat unless public safety concerns require removal of habitat for flood control or other essential public purposes (See Policy 6.A.1.). In cases where new private or public development results in modification or destruction of riparian habitat the developers shall be responsible for acquiring, restoring, and enhancing at least an equivalent amount of like habitat within or near the project area.
- 6.C.10. The County will use the California Wildlife Habitat Relationships (WHR) system as a standard descriptive tool and guide for environmental assessment in the absence of a more detailed site-specific system.
- 6.C.11. Prior to approval of discretionary development permits involving parcels within a significant ecological resource area, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites by a wildlife biologist, the evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of special status, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, and will identify feasible measures to mitigate such impacts or indicate why mitigation is not feasible. In approving any such discretionary development permit, the decision-making body shall determine the feasibility of the identified mitigation measures.

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

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

Implementation Programs

- 6.8. The County will establish and maintain a program to insure public awareness of the benefits of wetland and riparian resources. The program will also provide opportunities for the public to participate in the protection, enhancement, and restoration of existing resources.
- Responsibility: CDRA Planning Services Division
 Time Frame: Completed 2001; Ongoing
 Funding: General Fund
- 6.9. The County shall maintain a detailed countywide inventory of natural communities including ecologically significant resource areas, wetland areas, riparian areas, habitats of threatened, endangered, and other uncommon and special-status species. The inventory should be conducted as *community plans, area plans, specific plans*, planned developments, or other planning projects are considered by the County. The inventory should be based on the California Wildlife Habitats Relationships (WHR) system. The maps should be revised on a regular basis to reflect the availability of new information from County resources, local, State, or Federal agencies, changes in definition, or any other changes.

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

- 6.10. The County shall maintain current maps that indicate the extent of natural communities for important fish and wildlife species, as these maps are made available by the California Department of Fish and Wildlife (DFW), U.S. Fish and Wildlife Service (FWS), and the National Marine Fisheries Service (NMFS). The relative importance of these fish and wildlife species shall be determined by the County, in consultation with DFW, FWS, and NMFS, based on relevant ecological, recreational, and economic considerations. These maps shall be used by the County to evaluate proposed *community plans, area plans, specific plans*, and any project development proposals to determine compatibility of development with maintenance and enhancement of important fish and game species.

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

- 6.11. The County shall initiate a cooperative effort to develop, adopt, and implement a Countywide National Communities Conservation Plan (NCCP) (Fish and Game Code Sections 2800-2840), and Habitat Conservation Plan (HCP) (Section 10 of the Federal Endangered Species Act (FESA)) to address the long-term conservation and maintenance of sufficient natural habitat to support indefinitely the diversity of plants and wildlife species currently represented in Placer County. The NCCP/HCP will serve as a means of achieving programmatic regulatory compliance with these statutes and Federal wetland statutes (Section 404 of the Clean Water Act). These habitat management plans shall also address the need to balance economic development and land management activities with the objective of providing permanent conservation of the County's natural habitats. This habitat management program should include at least the following elements:

- a. County leadership of the process and a commitment to its integrity and inclusiveness;
- b. Provision of more "certainty" and less confrontation in the community development process through a program of habitat preservation and mitigation that would compensate for planned habitat conversion and deterioration;
- c. Coordination and cooperation with other public and private agencies, organizations and groups that have an interest in management of vegetation, fish and wildlife resources in the County or surrounding areas. This should include, but not be limited to the following agencies and organizations:
 1. The cities of Roseville, Rocklin, Lincoln, Auburn, Colfax, and the Town of Loomis;
 2. The counties of Nevada, Yuba, and Sutter;
 3. California Department of Fish and Wildlife (DFW);
 4. California Department of Forestry and Fire Protection (CDF);
 5. U.S. Forest Service--Tahoe and Eldorado National Forests (USFS);
 6. U.S. Fish and Wildlife Service (USFWS);
 7. National Marine Fisheries Service;
 8. U.S. Army Corps of Engineers;
 9. U.S. Environmental Protection Agency;

10. State Water Resources Control Board;
 11. Bureau of Land Management (BLM);
 12. Bureau of Reclamation;
 13. Tahoe Regional Planning Agency (TRPA);
 14. The Placer County Flood Control and Water Conservation District and other resource management special districts;
 15. The Placer Land Trust, the Nature Conservancy (TNC), the Sierra Club, the Audubon Society, and other local environmental or conservation organizations;
 16. The California Farm Bureau and other resource management interest groups;
 17. The Building Industry Association and other local development interests;
 18. Academic and scientific groups; and,
 19. Any other agencies, organizations and groups that the County selects to add needed expertise or breadth to the habitat management planning process.
- e. An inventory of the County's physical characteristics and the vegetation, fish, and wildlife resources in the County, using as much available information as possible, with the objective of creating an easily accessible, comprehensive, and regularly updated database that enhances the WHR inventory to be established in Implementation Program 6.8;
 - f. Prioritization of important habitat that supports high diversity and sustainable populations of special status species, and particularly sensitive and vulnerable habitat that is in immediate danger of conversion or fragmentation;
 - g. Application of sound conservation biology principles and an emphasis on a multi-species and landscape-level natural community conservation approach (in contrast with an emphasis on particular species and individuals of any species);
 - h. Application of sustainable multiple-use land management principles and incorporation of diverse and potentially compatible land uses objectives, including provision of open space and recreation opportunities, watershed and water quality protection, flood control, and certain development and resource extraction needs;
 - i. Application of a multiplicity of land conservation, acquisition and easement techniques, funding mechanisms, and cooperative agreements among participating agencies, organizations and groups; and
 - j. Recognition and protection of habitat corridors throughout the County and cities, linked to adjacent counties, to provide for wildlife movement, prevent habitat fragmentation and isolation, and to promote individual identity and physical separation between developed communities.
 - k. The NCCP and HCP shall be developed consistent with the following guiding principles:
 1. **Recovery.** An NCCP/HCP should be based on the needs of the species and its associated ecosystems. The NCCP/HCP will contribute to the recovery of species. The NCCP/HCP will be consistent with recovery objectives for species with a recovery plan and consistent with sound conservation biology for those that do not have a recovery plan.

2. **Land Use and Growth.** The NCCP/HCP is being developed as an implementation program of the General Plan. One objective of the NCCP/HCP is to integrate the land use needs of the County's growing human population with the natural systems and species that support life in the Sierra Nevada and Central Valley.
3. **Prevention.** Another objective of the NCCP/HCP is to prevent future listings under the State or Federal Endangered Species Act by helping the County avoid the circumstances that lead to extinction. Although habitat recreation may be the only option open in certain circumstances, the NCCP/HCP will emphasize prevention within a regional context.
4. **Science.** The NCCP/HCP will be based on sound principles of conservation biology and will rely on input of ecologists and conservation biologists to ensure that the plan will contribute to the recovery of at-risk species.
5. **Adaptive Management.** The NCCP/HCP will incorporate the use of adaptive management techniques in order to be responsive to new information and changed circumstances over time. This adaptability is essential for the NCCP/HCP to meet its objective of ensuring the long-term protection of fully functioning ecosystems.
6. **Public Participation.** The NCCP/HCP processes will be open to early public involvement and participation and to independent scientific input.
7. **Implementation and Monitoring.** The NCCP/HCP will have an implementation component which includes secure and adequate funding for the scope of the proposed project. Additionally, there will be a monitoring component using measurable standards which regularly assesses the impacts of the plan, the efficacy of the plan, and the likely success of the plan.
8. **Funding.** The NCCP/HCP will be developed as part of a broader open space and agricultural conservation program. Financial resources applied to the broader effort shall also be intended to benefit the NCCP/HCP. Sources include public funding, state and federal grants, developer fees, and private foundation contributions. In addition to benefiting from these funding sources, the NCCP/HCP will develop an independent financial implementation program for public and private projects benefiting from regulatory compliance.

Responsibility: CDRA Planning Services Division
 Time Frame: Ongoing
 Funding: Cooperative Planning Agreement, Framework Agreement, or MOU
 with other agencies
 Public/Private grants and matching funds
 Impact fees
 General Fund

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

Responsibility: CDRA Planning Services Division

Time Frame: Ongoing

Funding: General Fund

VEGETATION

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

Policies

- 6.D.1. The County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides, ridges, and along important transportation corridors.
- 6.D.2. The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.
- 6.D.3. The County shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.
- 6.D.4. The County shall ensure that landmark trees and major groves of native trees are preserved and protected. In order to maintain these areas in perpetuity, protected areas shall also include younger vegetation with suitable space for growth and reproduction.
- 6.D.5. The County shall establish procedures for identifying and preserving special status, threatened, and endangered plant species that may be adversely affected by public or private development projects.
- 6.D.6. The County shall ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife.
- 6.D.7. The County shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, nutrient catchment, and wildlife habitats. Such communities shall be restored or expanded, where possible.
- 6.D.8. The County shall require that new development preserve natural woodlands to the maximum extent possible.
- 6.D.9. The County shall require that development on hillsides be limited to maintain valuable natural vegetation, especially forests and open grasslands, and to control erosion.
- 6.D.10. The County shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.
- 6.D.11. The County shall support the continued use of prescribed burning, mastication, chipping, and other methods to mimic the effects of natural fires to reduce fuel loads and associated fire hazard to human residents and to enhance the health of biotic communities.

- 6.D.12. The County shall support the retention of vegetated corridors, consistent with Fire Safe Practices, along circulation routes in order to preserve their rural character.
- 6.D.13. The County shall support the preservation of native trees and the use of native, drought-tolerant plant materials in all revegetation/landscaping projects.
- 6.D.14. The County shall require that new development avoid ecologically-fragile areas (e.g., areas of special status, threatened, or endangered species of plants, and riparian areas). Where feasible, these areas should be protected through public or private acquisition of fee title or conservation easements to ensure protection.

Implementation Programs

- 6.13. The County shall maintain a current list of State and Federal special status, threatened, and endangered species plants known or suspected to occur in the County. The following other uncommon or special-status species which occur or may occur in the County should also be included on the list: 1) plant species included in the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California; 2) species of special concern as designated by California Department of Fish and Wildlife; and 3) California Fully Protected animals as defined by *California Fish and Game Code*. In addition to updating the list as new information becomes available, the list should be reviewed and amended at least once every two years.
- Responsibility: CDRA Planning Services Division
 Time Frame: Ongoing
 Funding: General Fund
- 6.14. The County should maintain a detailed inventory of significant ecological resource areas for use during environmental review to determine potential impacts and monitor cumulative impacts on these resources.
- Responsibility: CDRA Planning Services Division
 Time Frame: Ongoing
 Funding: General Fund

OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

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

Policies

- 6.E.1. The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible. The County shall permanently protect, as open space, areas of natural resource value, including wetlands, riparian corridors, unfragmented woodlands, and floodplains.
- 6.E.2. The County shall require that new development be designed and constructed to preserve the following types of areas and features as open space to the maximum extent feasible:
- High erosion hazard areas;
 - Scenic and trail corridors;
 - Streams, riparian vegetation;
 - Wetlands;

- e. Significant stands of vegetation;
 - f. Wildlife corridors; and
 - g. Any areas of special ecological significance.
- 6.E.3. The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity sustain viable populations, accommodate wildlife movement, and sustain ecosystems.
- 6.E.4. The County shall coordinate with local, state, and federal agencies and private organizations to establish visual and physical links among open space areas. Where appropriate, these open space areas are to be connected by scenic corridors, wildlife corridors, and trails. Dedication of easements shall be encouraged, and in many cases, required as lands are developed and built.

Implementation Programs

- 6.15. The County should develop and adopt an ordinance requiring the dedication of open space and agricultural lands or payment of mitigation fees to provide and maintain open space and large tracts of economically viable agricultural land. Mitigation fees collected within a particular area of benefit are to be spent within that area of benefit unless it can be demonstrated that no suitable compensatory lands are available within the area of benefit and that available lands are available in a contiguous area of benefit.
- Responsibility: CDRA Planning Services Division
 Time Frame: Planned
 Funding: Impact Fees
- 6.16. The County shall develop and implement an open space and agricultural conservation program for the protection of natural resources to accomplish the following objectives:
- a. Maintain a viable agricultural segment of the economy;
 - b. Conserve natural features necessary for access to a variety of outdoor recreation opportunities;
 - c. Retain important scenic and historic areas;
 - d. Preserve the diversity of plant and animal communities;
 - e. Protect endangered and other special status plant and animal species; and,
 - f. Separate urban areas into distinct communities, and ensure public safety.
- Responsibility: Community Development Resource Agency
 CDRA Planning Services Division
 Department of Facility Services
 Agricultural Commissioner
- Time Frame: Completed June 2000, Ongoing
 Funding: General Fund
 Grants
 Gifts
 Impact Fees

AIR QUALITY - GENERAL

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

Policies

- 6.F.1. The County shall cooperate with other agencies to develop a consistent and effective approach to air quality planning and management.
- 6.F.2. The County shall develop mitigation measures to minimize stationary source and area source emissions.
- 6.F.3. The County shall support the Placer County Air Pollution Control District (PCAPCD) in its development of improved ambient air quality monitoring capabilities and the establishment of standards, thresholds, and rules to more adequately address the air quality impacts of new development.
- 6.F.4. The County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality.
- 6.F.5. The County shall encourage project proponents to consult early in the planning process with the County regarding the applicability of Countywide indirect and areawide source programs and transportation control measures (TCM) programs. Project review shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.
- 6.F.6. The County shall require project-level environmental review to include identification of potential air quality impacts and designation of design and other appropriate mitigation measures or offset fees to reduce impacts. The County shall dedicate staff to work with project proponents and other agencies in identifying, ensuring the implementation of, and monitoring the success of mitigation measures.
- 6.F.7. The County shall encourage development to be located and designed to minimize direct and indirect air pollutants.
- 6.F.8. The County shall submit development proposals to the PCAPCD for review and comment in compliance with CEQA prior to consideration by the appropriate decision-making body.
- 6.F.9. In reviewing project applications, the County shall consider alternatives or amendments that reduce emissions of air pollutants.
- 6.F.10. The County may require new development projects to submit an air quality analysis for review and approval. Based on this analysis, the County shall require appropriate mitigation measures consistent with the PCAPCD's 1991 *Air Quality Attainment Plan* (or updated edition).
- 6.F.11. The County shall apply the buffer standards described in Part 1 of this *Policy Document* and meteorological analyses to provide separation between possible emission/nuisance sources (such as industrial and commercial uses) and residential uses.

Implementation Programs

- 6.17. The County shall coordinate with other local, regional, and state agencies, including the PCAPCD and the California Air Resources Board (ARB), in incorporating regional and County clean air plans into County planning and project review procedures. The County shall also cooperate with the PCAPCD and ARB in the following efforts:
 - a. Enforcing the provision of the California and federal Clean Air Acts, state and regional policies, and established standards for air quality;
 - b. Establishing monitoring stations to accurately determine the status of carbon monoxide, ozone, nitrogen dioxide, hydrocarbon and PM₁₀

concentrations;

- c. Developing and implementing clean fuel regulations for vehicle fleets; and,
- d. Developing consistent procedures and thresholds for evaluating both project-specific and cumulative air quality impacts for proposed projects.

Responsibility: CDRA Planning Services Division

Time Frame: Ongoing

Funding: General Fund

- 6.18. The County shall work with the PCAPCD to develop significance thresholds that would trigger requirements for air quality analyses and project mitigation. Those thresholds and mitigation measures shall be incorporated into the criteria and strategies from the Placer County Air Quality Attainment Plan (AQAP, 1991) and the State Implementation Plan (SIP) which were prepared in order to attain state and federal air quality standards.

Responsibility: CDRA Planning Services Division
Placer County Air Pollution Control District

Time Frame: In Process

Funding: General Fund

- 6.19. The County shall coordinate with the PCAPCD regarding its update to the 1991 AQAP as required every three years. The County shall ensure that the PCAPCD's triennial updates reflect the projected population estimates and vehicle travel associated with the updated *General Plan*, and include additional air quality mitigation projects to compensate for the increased population and emissions associated with anticipated development.

Responsibility: CDRA Planning Services Division
Placer County Air Pollution Control District

Time Frame: Ongoing (completed in 1997, 2000, 2003, and 2009)

Funding: General Fund

- 6.20. The County should coordinate with the PCAPCD and the Sacramento Area Council of Governments (SACOG) relating to the preparation of the State Implementation Plan (SIP) and the associated progress reports which demonstrate the attainment of federal air quality standards. The County should ensure that the SIP reflect any revised General Plan population and vehicle travel activity projections associated with any federal nonattainment area within Placer County.

Responsibility: CDRA Planning Services Division

Time Frame: Ongoing (completed 1994 1-hr ozone SIP and 2008 8-hour ozone SIP)

Funding: General Fund

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

Responsibility: CDRA Planning Services Division

Time Frame: Ongoing

Funding: General Fund

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

Responsibility: Public Works Department
 Department of Facility Services
 County Executive Office
 Board of Supervisors

Time Frame: Ongoing

Funding: General Fund

AIR QUALITY - TRANSPORTATION/CIRCULATION

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

Policies

- 6.G.1. The County shall require new development to be planned to result in smooth flowing traffic conditions for major roadways. This includes traffic signals and traffic signal coordination, parallel roadways, and intra-and inter-neighborhood connections where significant reductions in overall emissions can be achieved.
- 6.G.2. The County shall continue and, where appropriate, expand the use of synchronized traffic signals on roadways susceptible to emissions improvement through approach control.
- 6.G.3. The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in County transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities.
- 6.G.4. The County shall consider instituting disincentives for single-occupant vehicle trips, including limitations in parking supply in areas where alternative transportation modes are available and other measures identified by the Placer County Air Pollution Control District and incorporated into regional plans.
- 6.G.5. The County shall endeavor to secure adequate funding for transit services so that transit is a viable transportation alternative. New development shall pay its fair share of the cost of transit equipment and facilities required to serve new projects.
- 6.G.6. The County shall require large new developments to dedicate land for and construct appropriate improvements for park-and-ride lots, if suitably located.
- 6.G.7. The County shall require stationary-source projects that generate significant amounts of air pollutants to incorporate air quality mitigation in their design.

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

Section 7
Agricultural and Forestry Resources

SECTION 7

AGRICULTURAL AND FORESTRY RESOURCES

AGRICULTURAL LAND USE

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

Policies

- 7.A.1. The County shall protect agriculturally-designated areas from conversion to non-agricultural uses.
- 7.A.2. The County shall ensure that unincorporated areas within city spheres of influence that are designated for agricultural uses are maintained in large parcel sizes of 10-acre minimums or larger.
- 7.A.3. The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses.
- 7.A.4. The County shall provide protection from flooding for agricultural and related activities from flooding.
- 7.A.5. The County shall regularly monitor and comment on pending state and federal legislation affecting agricultural lands.
- 7.A.6. The County shall encourage land improvement programs to increase soil productivity in those agricultural areas containing lesser quality soils.
- 7.A.7. The County shall maintain agricultural lands in large parcel sizes to retain viable farming units.
- 7.A.8. The County shall encourage infill development in urban areas as an alternative to expanding urban boundaries into agricultural areas.
- 7.A.9. The County shall support merging or reversion to acreage of substandard lots in "antiquated subdivisions" in agriculturally-designated areas under the same ownership, and not being used as separate parcels.
- 7.A.10. The County shall facilitate agricultural production by allowing agricultural service uses (i.e., commercial and industrial uses) to locate in agriculturally-designated areas if they relate to the primary agricultural activity in the area. The County shall use the following guidelines to analyze the suitability of a proposed agricultural service use:
 - a. The use will not adversely affect agricultural production in the area;
 - b. The use supports local agricultural production;
 - c. It is compatible with existing agricultural activities and residential uses in the area;
 - d. The use will not require the extension of sewer or water lines; and,
 - e. It will not result in a concentration of commercial or industrial uses in the immediate area.
- 7.A.11. The County shall support appropriate efforts by public and private conservation organizations to use conservation easements as a tool for agricultural preservation.
- 7.A.12. The County shall actively encourage enrollments of agricultural lands in its Williamson Act program, including the use of Farmland Security Zones.
- 7.A.13. The County shall encourage multi-seasonal use of agricultural lands such as for private recreational development, in order to enhance the economic viability of agricultural

operations.

- 7.A.14 The County shall support appropriate legislative changes on the state level to revitalize the Williamson Act program.

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

Implementation Programs

- 7.1. The County should adopt an administrative rule for Williamson Act contracts that prohibits subdivision of the land under contract for the duration of the contract, unless the Board of Supervisors can make the findings that a proposed subdivision enhances the long term agricultural viability of the land.
- Responsibility: Agricultural Commissioner
Board of Supervisors
- Time Frame: Completed FY 97-98
- Funding: N/A
- 7.2. The County shall encourage adoption of sound soil conservation practices for farming operations on highly erodible soils by directing landowners in these areas to the agricultural advisory services of the University of California Cooperative Extension, Farm and Home Advisor; the Natural Resources Conservation Service, the Placer County Resource Conservation District, Placer Legacy, and the County Agricultural Commissioner.
- Responsibility: Agricultural Commissioner
Department of Public Works
- Time Frame: Ongoing
- Funding: General Fund
- 7.3. The County shall develop a program for the purchase of development rights through the use of conservation easements as a means to preserve and protect agricultural land. Such a program should identify the most critical farmland for conservation based on physical and economic considerations. The County should work with public and private agencies, including the Natural Resources Conservation Service, the California Department of Conservation, the California Farm Bureau, the California Rangeland Trust, and the American Farmland Trust, in developing the program (see Program 6.16)
- Responsibility: CDRA Planning Services Division
Agricultural Commissioner
- Time Frame: Complete
- Funding: General Fund
Grants
- 7.4. The County shall provide for Farmland Security Zone contracts with private landowners.
- Responsibility: Agricultural Commission
Board of Supervisors
- Time Frame: Ongoing
- Funding: General Fund

LAND USE CONFLICTS

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

Policies

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

ECONOMIC VIABILITY OF AGRICULTURE

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

Policies

- 7.C.1. The County shall attempt to improve the financial viability of the agricultural sector of Placer County's economy through actions that have the potential to reduce costs and increase profits.
- 7.C.2. The County shall promote agricultural operations that provide a competitive edge to Placer County farmers.
- 7.C.3. The County shall support opportunities to promote and market agricultural products grown or processed within Placer County (such as Farmers' Markets) as a part of the economic development activities of local agencies.
- 7.C.4. The County shall permit a wide variety of promotional and marketing activities for County-grown products in all zone districts where agricultural uses are authorized.
- 7.C.5. The County shall permit on-farm product handling and selling. The County shall permit stands for the sale of agricultural products in any agricultural land use designation to promote and market those agricultural products grown or processed in Placer County. Secondary and incidental sales of agricultural products grown elsewhere may be

- permitted subject to appropriate approvals.
- 7.C.6. The County shall ensure that land use regulations do not arbitrarily restrict potential agricultural-related enterprises which could provide supplemental sources of income for farm operators.
 - 7.C.7. The County shall maintain regulations that exempt certain agricultural buildings from the construction requirements of the *California Building Code*, subject to limitations on the size, occupancy, location, and use of such structures.
 - 7.C.8. The County shall ensure that changes in special district assessment and local taxes do not unduly burden owners of agricultural lands.
 - 7.C.9. The County shall urge the State Legislature to provide more funding for the Agricultural Export Program of the California Department of Food and Agriculture, which seeks to expand foreign markets for several commodities produced in Placer County.

Implementation Programs

- 7.5 The County shall assist in the development of a Placer County-grown agricultural product marketing program.
 - Responsibility: Agricultural Commissioner
 - Time Frame: Ongoing
 - Funding: General Fund/Grants

AGRICULTURAL WATER

- Goal 7.D:** To maximize the productivity of Placer County's agriculture uses by ensuring adequate supplies of water.

Policies

- 7.D.1. The County shall support efforts to deliver adequate surface water to agricultural areas with deficient water supplies.
- 7.D.2. The County shall encourage water conservation by farmers. To this end, the County shall, through the Agricultural Commissioner and U.C. Cooperative Extension, continue to provide information on irrigation methods and best management practices. The County shall also support conservation efforts of the California Farm Bureau, resource conservation districts, Natural Resources Conservation Service, and irrigation districts.
- 7.D.3. The County should participate with cities and special districts in establishing programs for the agricultural re-use of treated wastewater in a manner that would be economically beneficial to agriculture.
- 7.D.4. The County shall participate and encourage multi-agency participation in water projects where such coordination can improve the likelihood of providing affordable irrigation water to areas of Placer County with deficient water supplies.
- 7.D.5. The County will work with local irrigation districts to preserve local water rights to ensure that water saved through conservation may be stored and used locally, rather than appropriated and used outside of Placer County.
- 7.D.6. The County shall encourage the use of reclaimed water where appropriate for agricultural production.

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

FOREST RESOURCES

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

Policies

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

Implementation Programs

- 7.6. The County shall encourage the U.S. Forest Service and the California Department of Forestry and Fire Protection to identify the potential impacts on, and the need for preservation of, old growth forest in Placer County.
 Responsibility: CDRA Planning Services Division
 Agricultural Commissioner
 Time Frame: Ongoing
 Funding: N/A
- 7.7. The County shall formally request that the California Department of Forestry and Fire Protection include educational materials for residents in its Notice of Intent to Harvest Timber. Such materials should include information concerning the Forest Practice Act, Forest Practice Rules, and Department of Forestry Timber Harvest Plan review process.
 Responsibility: CDRA Planning Services Division
 Agricultural Commissioner
 Time Frame: Ongoing
 Funding: N/A

Section 8
Health and Safety

SECTION 8

HEALTH AND SAFETY

SEISMIC AND GEOLOGICAL HAZARDS

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

Policies

- 8.A.1. The County shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., ground shaking, landslides, liquefaction, critically expansive soils, avalanche).
- 8.A.2. The County shall require submission of a preliminary soils report, prepared by a California registered civil engineer and based upon adequate test borings, for every major subdivision and for each individual lot where critically expansive soils have been identified or are expected to exist.
- 8.A.3. The County shall prohibit the placement of habitable structures or individual sewage disposal systems on or in critically expansive soils unless suitable mitigation measures are incorporated to prevent the potential risks of these conditions.
- 8.A.4. The County shall ensure that areas of slope instability are adequately investigated and that any development in these areas incorporates appropriate design provisions to prevent landsliding.
- 8.A.5. In landslide hazard areas, the County shall prohibit avoidable alteration of land in a manner that could increase the hazard, including concentration of water through drainage, irrigation, or septic systems; removal of vegetative cover; and steepening of slopes and undercutting the bases of slopes.
- 8.A.6. The County shall require the preparation of drainage plans for development in hillside areas that direct runoff and drainage away from unstable slopes.
- 8.A.7. In areas subject to severe ground shaking, the County shall require that new structures intended for human occupancy be designed and constructed to minimize risk to the safety of occupants.
- 8.A.8. County shall continue to support scientific geologic investigations which refine, enlarge, and improve the body of knowledge on active fault zones, unstable areas, severe ground shaking, avalanche potential, and other hazardous conditions in Placer County.
- 8.A.9. The County shall require that the location and/or design of any new buildings, facilities, or other development in areas subject to earthquake activity minimize exposure to danger from fault rupture or creep.
- 8.A.10. The County shall require that new structures permitted in areas of high liquefaction potential be sited, designed, and constructed to minimize the dangers from damage due to earthquake-induced liquefaction.
- 8.A.11. The County shall limit development in areas of steep or unstable slopes to minimize hazards caused by landslides or liquefaction.

Implementation Programs

- 8.1. The County shall continue to enforce provisions of the *California Building Code* which address seismic concerns, including masonry building design requirements.
 Responsibility: Building Division
 Time Frame: Ongoing
 Funding: General Fund
- 8.2. The County shall assess the need for an ordinance requiring evaluation of unreinforced masonry structures and the repair or replacement of identified hazardous structures.
 Responsibility: Building Division
 Time Frame: Completed 1996
 Funding: General Fund
- 8.3. The County shall require and review preliminary soils reports submitted by applicants for every major subdivision and for each individual lot or project site where critically expansive soils have been identified or are expected to exist.
 Responsibility: CDRA Engineering and Surveying Division
 Time Frame: Ongoing
 Funding: Development Fees
 General Fund

FLOOD HAZARDS

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

Policies

- 8.B.1. The County shall promote flood control measures that maintain natural conditions within the 100-year floodplain of rivers and streams.
- 8.B.2. The County shall continue to participate in the Federal Flood Insurance Program.
- 8.B.3. The County shall require flood proofing of structures in areas subject to flooding.
- 8.B.4. The County shall require that the design and location of dams and levees be in accordance with all applicable design standards and specifications and accepted state-of-the-art design and construction practices.
- 8.B.5. The County shall coordinate with neighboring jurisdictions to mitigate the impacts of new development in Placer County that could increase or potentially affect runoff onto parcels downstream in a neighboring jurisdiction.
- 8.B.6. The County shall prohibit the construction of facilities essential for emergencies and large public assembly in the 100-year floodplain, unless the structure and access to the structure are free from flood inundation.
- 8.B.7. The County shall require flood control structures, facilities, and improvements to be designed to conserve resources, incorporate and preserve scenic values, and to incorporate opportunities for recreation, where appropriate.
- 8.B.8. The County shall require that flood management programs avoid alteration of waterways and adjacent areas, whenever possible.

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

Implementation Programs

- 8.4. The County shall continue to maintain flood hazard maps and other relevant floodplain data and shall revise or update this information as new information becomes available.
 Responsibility: Department of Public Works
 Flood Control and Water Conservation District
 Time Frame: Ongoing
 Funding: General Fund
- 8.5. The County will continually review and revise its applicable portions of the *County Emergency Operations Plan* that concern Dam Failure. The Office of Emergency Services will continue to provide public information on dam failure preparedness and response.
 Responsibility: County Executive Office
 Office of Emergency Services
 Time Frame: Every Five Years
 Funding: General Fund
- 8.6. The County shall continue to implement and enforce its *Flood Damage Prevention Ordinance*.
 Responsibility: Department of Public Works
 CDRA Engineering and Surveying Division
 Flood Control District
 Time Frame: Ongoing
 Funding: General Fund

FIRE HAZARDS

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

Policies

- 8.C.1. The County shall ensure that development in high-fire-hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable state and County fire standards.
- 8.C.2. The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for fire-resistant vegetation, cleared fire breaks, or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas.
- 8.C.3. The County shall require that new development meets state, County, and local fire district standards for fire protection.
- 8.C.4. The County shall refer development proposals in the unincorporated County to the appropriate local fire agencies for review for compliance with fire safety standards. If dual responsibility exists, then both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall be applied.
- 8.C.5. The County shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce the potential loss of life and property in accordance with state and local codes and ordinances.

- 8.C.6. The County shall encourage fire protection agencies to continue education programs in schools, service clubs, organized groups, industry, utility companies, government agencies, press, radio, and television in order to increase public awareness of fire hazards within the County.
- 8.C.7. The County shall work with local fire protection agencies, the California Department of Forestry and Fire Protection, and the U.S. Forest Service to promote the maintenance of existing fuel breaks and emergency access routes for effective fire suppression.
- 8.C.8. The County shall encourage and promote installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation.
- 8.C.9. The County shall work with local fire agencies to develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures.
- 8.C.10. The County shall continue to implement state fire safety standards through enforcement of the applicable standards contained in the *Placer County Land Development Manual*.
- 8.C.11. The County shall continue to work cooperatively with the California Department of Forestry and Fire Protection and local fire protection agencies in managing wildland fire hazards.
- 8.C.12. The County shall support annexations and consolidations of fire districts and services to improve service delivery to the public.

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

Implementation Programs

- 8.7. The County shall periodically evaluate fire protection services in the County to determine if fire protection resources are being effectively and efficiently used.
 - Responsibility: County Executive Office
Office of Emergency Services
 - Time Frame: Periodically
 - Funding: General Fund
- 8.8. The County shall work with the California Department of Forestry and Fire Protection, local fire protection agencies, and city fire departments to maximize the use of resources to develop functional and/or operational consolidations and standardization of services and to maximize the efficient use of fire protection resources.
 - Responsibility: County Executive Office
Office of Emergency Services
 - Time Frame: Ongoing
 - Funding: General Fund

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

AIRPORT HAZARDS

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

Policies

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

Implementation Programs

- 8.9. The County shall review all development projects within the overflight zones of Placer County airports for consistency with applicable airport land use plans (ALUPs).
 - Responsibility: CDRA Planning Services Division
Planning Commission
 - Time Frame: Ongoing
 - Funding: Permit fees

EMERGENCY MANAGEMENT

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

Policies

- 8.E.1. The County shall continue to maintain, periodically update, and test the effectiveness of its *Emergency Operations Plan*.
- 8.E.2. The County shall continue to coordinate emergency preparedness, response, recovery, and mitigation activities with special districts, service agencies, voluntary organizations, cities within the County, surrounding cities and counties, and state and federal agencies.
- 8.E.3. The County shall continue to provide promotional programs that inform the general public of emergency preparedness and disaster response procedures.
- 8.E.4. The County shall, through its Office of Emergency Services, maintain the capability to effectively respond to emergency incidents.
- 8.E.5. The County shall maintain an emergency operations center to coordinate emergency response, management, and recovery activities.
- 8.E.6. The County shall ensure that the siting of critical emergency response facilities such as hospitals, fire stations, sheriff's offices and substations, dispatch centers, emergency operations centers, and other emergency service facilities and utilities have minimal exposure to flooding, seismic and geological effects, fire, avalanche, and explosions.

Implementation Programs

- 8.10. The County shall adopt and implement current emergency management principles and practices in all aspects of its emergency management program.
- Responsibility: County Executive Office
Office of Emergency Services
- Time Frame: Ongoing
- Funding: General Fund
- 8.11. The County shall adopt regulations and standards for incident management, allocation of resources, and continuity of government.
- Responsibility: County Executive Office
Office of Emergency Services
- Time Frame: Ongoing
- Funding: General Fund
- 8.12. The County shall develop and maintain agreements with other local, state, and federal agencies to ensure coordinated disaster response.
- Responsibility: County Executive Office
Office of Emergency Services
- Time Frame: Ongoing
- Funding: General Fund
- 8.13. The County shall periodically conduct emergency exercises to evaluate the County's emergency planning, operations, and training.
- Responsibility: County Executive Office
Office of Emergency Services
- Time Frame: Ongoing
- Funding: General Fund
- 8.14. A Local Hazard Mitigation Plan shall be prepared and adopted in accordance with the Federal Disaster Mitigation Act of 2000 and Government Code 65302.6 shall serve as the implementation program for the coordination of hazard mitigation planning and disaster response within the County. The Local Hazard Mitigation Plan shall be reviewed annually by the County Office of Emergency Services and updated as necessary to ensure compliance with the Federal Disaster Mitigation Act of 2000, as it exists or as may be amended.
- Responsibility: County Executive Office
Office of Emergency Services
- Status: Adopted 2005, Updated 2010
- Time Frame: Ongoing Review, Five Year Updates
- Funding: General Fund
- 8.15. The County shall comply with AB 2140 by preparing a Placer County Local Hazard Mitigation Plan (LHMP) The LHMP shall outline all natural hazards in or potentially affecting the county and the corresponding mitigation measures being undertaken in the unincorporated County, cities and towns, as well as by special districts. The LHMP maintains the most current status of the natural threat as well as the mitigation

measures taken to ensure public safety in Placer County. The completed LHMP is incorporated within this General Plan by reference.

Responsibility: County Executive Office
Office of Emergency Services

Time Frame: Completed

Funding: General Fund

PUBLIC SAFETY AND EMERGENCY MANAGEMENT FACILITIES

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

Policies

8.F.1. The County shall not locate new County structures necessary for the protection of public safety and/or the provision of emergency services in areas subject to inundation, subsidence, slope failure, surface rupture, or ground failure in a seismic event. Exception to this policy may be granted if the only alternative location would be so distant as to jeopardize the safety of the community, given that adequate precautions are taken to protect the facility.

8.F.2. The County shall, within its authority, ensure that emergency dispatch centers, emergency operations centers, communications systems, vital utilities, and other essential public facilities necessary for the continuity of government be designed in a manner that will allow them to remain operational during and following an earthquake or other disaster.

Implementation Programs

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

Responsibility: Department of Public Works
Office of Emergency Services
Building Division

Time Frame: Completed 1999

Funding: General Fund

HAZARDOUS MATERIALS

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

Policies

8.G.1. The County shall ensure that the use and disposal of hazardous materials in the County complies with local, state, and federal safety standards.

8.G.2. The County shall discourage the development of residences or schools near known hazardous waste disposal or handling facilities.

8.G.3. The County shall review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the County's *Hazardous Waste*

Management Plan (CHWMP).

- 8.G.4. The County shall ensure that the mining and processing of toxic metals in the County is conducted in compliance with applicable environmental protection standards and minimizes impacts on adjacent lands and the surrounding natural environment.
- 8.G.5. The County shall strictly regulate the storage of hazardous materials and wastes.
- 8.G.6. The County shall require secondary containment and periodic examination for all storage of toxic materials.
- 8.G.7. The County shall ensure that industrial facilities are constructed and operated in accordance with current safety and environmental protection standards.
- 8.G.8. The County shall require that new industries that store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone shall be determined by the County.
- 8.G.9. The County shall require that applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.
- 8.G.10. The County shall require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material.
- 8.G.11. The County shall encourage the State Department of Health Services and the California Highway Patrol to review permits for radioactive materials on a regular basis and to promulgate and enforce public safety standards for the use of these materials, including the placarding of transport vehicles.
- 8.G.12. The County shall identify sites that are in appropriate for hazardous material storage, maintenance, use, and disposal facilities due to potential impacts on adjacent land uses and the surrounding natural environment.
- 8.G.13. The County shall work with local fire protection and other agencies to ensure an adequate Countywide response capability to hazardous materials emergencies.

Implementation Programs

- 8.17. The County shall maintain and implement a *County Hazardous Waste Management Plan (CHWMP)*. The plan shall address the following: hazardous waste generators; emergency response programs; transportation, storage, collection, treatment, and disposal of hazardous wastes generated within Placer County; the siting of hazardous waste facilities; and enforcement activities. Any proposed hazardous waste facility or expansion of an existing hazardous waste facility shall be consistent with the CHWMP.
 - Responsibility: Department of Public Works
Health Department
CDRA Planning Services Division
 - Time Frame: Ongoing
 - Funding: Tipping fees
General Fund
- 8.18. The County shall prepare and maintain a *Hazardous Materials Emergency Response Plan*.
 - Responsibility: Environmental Health Division
County Executive Office
Office of Emergency Services

Time Frame: Ongoing
Funding: General Fund

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

Responsibility: County Executive Office
Office of Emergency Services

Time Frame: Ongoing
Funding: General Fund

AVALANCHE HAZARDS

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

Policies

- 8.H.1. The County shall maintain maps of potential avalanche hazard areas.
- 8.H.2. The County shall require new development in areas of avalanche hazard to be sited, designed, and constructed to minimize avalanche hazards.
- 8.H.3. The County shall not issue permits for new development in potential avalanche hazard areas (PAHA) as designated in the Placer County *Avalanche Management Ordinance* unless project proponents can demonstrate that such development will be safe under anticipated snow loads and conditions of an avalanche.

Implementation Programs

- 8.20. The County shall amend local ordinances as necessary to reflect updated avalanche hazard information.
- Responsibility: CDRA Planning Services Division
- Time Frame: Ongoing
- Funding: General Fund

PUBLIC HEALTH

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

Policies

8.I.1. Within overall County budgetary constraints, the County shall strive to provide one environmental health specialist per every 9,000 persons in the Western Placer County.

8.I.2. The County shall endeavor to identify and control important diseases transmitted by environmental factors in the Western Placer County.

Implementation Programs

8.21. The County shall pursue means such as County Service Area or assessment district to provide mosquito abatement activities to prevent the spread of disease in the Western Placer County.

Responsibility: Placer County Mosquito Abatement District

Time Frame: Completed 1996 and Ongoing

Funding: General Fund

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

Responsibility: Environmental Health Division

Time Frame: 2004

Funding: General Fund

Section 9
Noise

SECTION 9

NOISE

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

Policies

- 9.A.1. New development of noise-sensitive uses shall not be permitted where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 9-1 as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 9-1.
- 9.A.2. Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 9-1 as measured immediately within the property line of lands designated for noise-sensitive uses: provided, however, the noise created by occasional events occurring within a stadium on land zoned for university purposes may temporarily exceed these standards as provided in an approved Specific Plan.
- 9.A.3. The County shall continue to enforce the *State Noise Insulation Standards (California Code of Regulations, Title 24)* of the *California Building Code* and *Placer County Code Article 9.36, Noise*.
- 9.A.4. Impulsive noise produced by blasting should not be subject to the criteria listed in Table 9-1. Single event impulsive noise levels produced by gunshots or blasting shall not exceed a peak linear overpressure of 122 db, or a C-weighted Sound Exposure Level (SEL) of 98 dBC. The cumulative noise level from impulsive sounds such as gunshots and blasting shall not exceed 60 dB L_{Cdn} or $CNEL_C$ on any given day. These standards shall be applied at the property line of a receiving land use.
- 9.A.5. Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 9-1 at existing or planned noise-sensitive uses, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. The requirements for the content of an acoustical analysis are listed in Table 9-2.
- 9.A.6. The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Table 9-3.
- 9.A.7. The County shall purchase only new equipment and vehicles which comply with noise level performance standards based upon the best available noise reduction technology.
- 9.A.8. New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources, including airports, which exceed the levels specified in Table 9-3, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 9-3.
- 9.A.9. Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 9-3 or the performance standards in Table 9-3 at outdoor activity areas or interior spaces of existing noise sensitive land uses.
- 9.A.10. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 9-3 or the performance standards of Table 9-1, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in

the project design. At the discretion of the County, the requirement for an acoustical analysis may be waived provided that all of the following conditions are satisfied:

- a. The development is for less than five single-family dwellings or less than 10,000 square feet of total gross floor area for office buildings, churches, or meeting halls;
 - b. The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source or airport, or when the noise source consists of multiple transportation noise sources;
 - c. The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity areas (other than outdoor sports and recreation areas) does not exceed 65 dB L_{dn} (or CNEL) prior to mitigation. For outdoor sports and recreation areas, the existing or projected future noise exposure may not exceed 75 dB L_{dn} (or CNEL) prior to mitigation;
 - d. The topography in the project area is essentially flat; that is, noise source and receiving land use are at the same grade; and
 - e. Effective noise mitigation, as determined by the County, is incorporated into the project design to reduce noise exposure to the levels specified in Table 9-1 or 9-3. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the *Placer County Acoustical Design Manual*. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.
- 9.A.11. The County shall require one or more of the following mitigation measures where existing noise levels significantly impact existing noise-sensitive land uses, or where the cumulative increase in noise levels resulting from new development significantly impacts noise-sensitive land uses:
- a. Rerouting traffic onto streets that have available traffic capacity and that do not adjoin noise-sensitive land uses;
 - b. Lowering speed limits, if feasible and practical;
 - c. Programs to pay for noise mitigation such as low cost loans to owners of noise-impacted property or establishment of developer fees;
 - d. Acoustical treatment of buildings; or,
 - e. Construction of noise barriers.
- 9.A.12. Where noise mitigation measures are required to achieve the standards of Tables 9-1 and 9-3, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measure have been integrated into the project.

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

Policies

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

TABLE 9-1
ALLOWABLE Ldn NOISE LEVELS WITHIN SPECIFIED ZONE DISTRICTS ¹
Applicable to New Projects Affected by or Including
Non-Transportation Noise Sources

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

Notes:

- Except where noted otherwise, noise exposures will be those which occur at the property line of the receiving use.
- Where existing transportation noise levels exceed the standards of this table, the allowable Ldn shall be raised to the same level as that of the ambient level.
- If the noise source generated by, or affecting, the uses shown above consists primarily of speech or music, or if the noise source is impulsive in nature, the noise standards shown above shall be decreased by 5 dB.
- Where a use permit has established noise level standards for an existing use, those standards shall supersede the levels specified in Table 9-1 and Table 9-3. Similarly, where an existing use which is not subject to a use permit causes noise in excess of the allowable levels in Tables 9-1 and 9-3, said excess noise shall be considered the allowable level. If a new development is proposed which will be affected by noise from such an existing use, it will ordinarily be assumed that the noise levels already existing or those levels allowed by the existing use permit, whichever are greater, are those levels actually produced by the existing use.
- Existing industry located in industrial zones will be given the benefit of the doubt in being allowed to emit increased noise consistent with the state of the art⁵ at the time of expansion. In no case will expansion of an existing industrial operation because to decrease allowable noise emission limits. Increased emissions above those normally allowable should be limited to a one-time 5 dB increase at the discretion of the decision making body.
- The noise level standards applicable to land uses containing incidental residential uses, such as caretaker dwellings at industrial facilities and homes on agriculturally zoned land, shall be the standards applicable to the zone district, not those applicable to residential uses.
- Where no noise level standards have been provided for a specific zone district, it is assumed that the interior and/or exterior spaces of these uses are effectively insensitive to noise.

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

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

² Interior spaces are defined as any locations where some degree of noise-sensitivity exists. Examples include all habitable rooms of residences, and areas where communication and speech intelligibility are essential, such as classrooms and offices.

³ Noise from industrial operations may be difficult to mitigate in a cost-effective manner. In recognition of this fact, the exterior noise standards for residential zone districts immediately adjacent to industrial, limited industrial, industrial park, and industrial reserve zone districts have been increased by 10 dB as compared to residential districts adjacent to other land uses.

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

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

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

⁵ State of the art should include the use of modern equipment with lower noise emissions, site design, and plant orientation to mitigate offsite noise impacts, and similar methodology.

⁶ Normally, agricultural uses are noise insensitive and will be treated in this way. However, conflicts with agricultural noise emissions can occur where single-family residences exist within agricultural zone districts. Therefore, where effects of agricultural noise upon residences located in these agricultural zones is a concern, an Ldn of 70 dBA will be considered acceptable outdoor exposure at a residence.

**Table 9-2
Requirements for an Acoustical Analysis
(See Policy 9.A.5)**

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

**TABLE 9-3
MAXIMUM ALLOWABLE NOISE EXPOSURE
Transportation Noise Sources**

Noise Sensitive Land Uses [FY]	Outdoor Activity Areas ¹	Interior Spaces	
	L_{dn} /CNEL, dB	L_{dn} /CNEL, dB	L_{eq} , dB ²
Residential	60 ³	45	--
Transient Lodging ⁴	60 ³	45	--
Hospitals, Nursing Homes	60 ³	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60 ³	--	40
Office Buildings	--	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

¹ Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

² As determined for a typical worst-case hour during periods of use.

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

Implementation Measures

- 9.1. The County shall develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process.
- Responsibility: CDRA Planning Services Division
Building Division
- Time Frame: Ongoing
- Funding: Permit fees
- 9.2. The County shall develop and employ procedures to monitor compliance with the standards of the Noise section of the *Policy Document* after completion of projects where noise mitigation measures were required:
- Responsibility: CDRA Planning Services Division
- Time Frame: Ongoing
- Funding: Permit fees
- 9.3. The County shall periodically review and update the Noise section of the Policy Document to ensure that noise exposure information and specific policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of the *General Plan*.
- Responsibility: CDRA Planning Services Division
- Time Frame: Ongoing
- Funding: Permit fees

Section 10
Administration and Implementation

SECTION 10

ADMINISTRATION AND IMPLEMENTATION

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

Policies

- 10.A.1. The County shall review the *General Plan* annually and revise it as deemed necessary.
- 10.A.2. The *General Plan*, including *community plans*, shall be amended no more than four times per year. Each amendment, however, may include multiple changes.
- 10.A.3. The County shall conduct a major review of the *General Plan*, including the *Countywide General Plan Policy Document* and *Background Report*, every five years and revise it as deemed necessary.
- 10.A.4. The County shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the *General Plan*.

Implementation Programs

- 10.1. The Planning Commission shall review the *General Plan* annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission's report to the Board of Supervisors shall include, as the Commission deems appropriate, recommendations for amendments to the *General Plan*. This review shall also be used to satisfy the requirements of *Public Resources Code* §21081.6 for a mitigation monitoring program.
 - Responsibility: Planning Commission
CDRA Planning Services Division
 - Time Frame: Annually
 - Funding: General Fund
- 10.2. The County shall conduct a major review of the *Countywide General Plan*, including the *General Plan Policy Document* and *Background Report*, every five years and revise it as deemed necessary.
 - Responsibility: Board of Supervisors
CDRA Planning Services Division
 - Time Frame: FY 02-03; every five years thereafter
 - Funding: General Fund
- 10.3. The County shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the *General Plan*. These shall include the following:
 - a. *Zoning Ordinance*
 - b. *Land Development Manual*
 - c. *Subdivision Ordinance*
 - d. *Grading, Erosion and Sediment Control Ordinance*
 - e. *Environmental Review Ordinance*
 - f. *Avalanche Ordinance*
 - g. *Flood Damage Prevention Ordinance*
 - h. *Placer County Design Guidelines Manual*

i. *Stormwater Quality Ordinance*

Responsibility: CDRA Planning Services Division
Department of Public Works
CDRA Engineering and Surveying Division
Building Division
Board of Supervisors
Planning Commission
Environmental Health
Agricultural Department

Time Frame: Several completed a) 1995; b) 1996; d) 2000; f) 1986; g) 1995; h) 1996; c) FY 02-03; and e) FY 01-02; revisions as necessary

Funding: General Fund

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

Responsibility: Board of Supervisors
Planning Commission
CDRA Planning Services Division

Time Frame: Ongoing

Funding: General Fund

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

Responsibility: CDRA Planning Services Division
Planning Commission
Board of Supervisors

Time Frame: Ongoing

Funding: General Fund

Part III

General Standards for Consideration of Future Amendments to the General Plan

PART III

GENERAL STANDARDS FOR THE CONSIDERATION OF FUTURE AMENDMENTS TO THE GENERAL PLAN

The Land Use Diagram of the Countywide General Plan designates the unincorporated area of the county according to specific land use designations. This General Plan also recognizes that as the county continues to grow, additional areas may be identified as being suitable for development at urban or suburban densities and intensities. The most appropriate location for such additional growth, and the area that will be considered first by the County, is the "Future Study Area," shown in Figure 3-1, in southwest Placer County. Future growth in this area may occur in the unincorporated area or as a result of annexation to an adjacent city.

The County shall consider General Plan Amendments (GPA) for proposed urban or suburban development within the "Future Study Area," during the life of this general plan, on the basis of the standards and requirements listed below. The County will not consider GPAs in the Future Study Area until an application for the West Placer Specific Plan has been accepted by the County (A Specific Plan for the West Placer area was approved by the Board of Supervisors on 7/16/07). At that time, the County will evaluate past development trends, market demand, and other factors to determine if it is appropriate to consider future amendments within this area. The County will require the preparation of individual General Plan Amendments and specific plans for such proposals to work out the most appropriate arrangement and mixture of land uses, circulation system layout, extent of infrastructure and public services, and institutional framework necessary to accommodate development. Any proposal for a GPA and designation of areas for significant new growth must include a discussion of how the project will meet the following standards and requirements.

Standards and Requirements

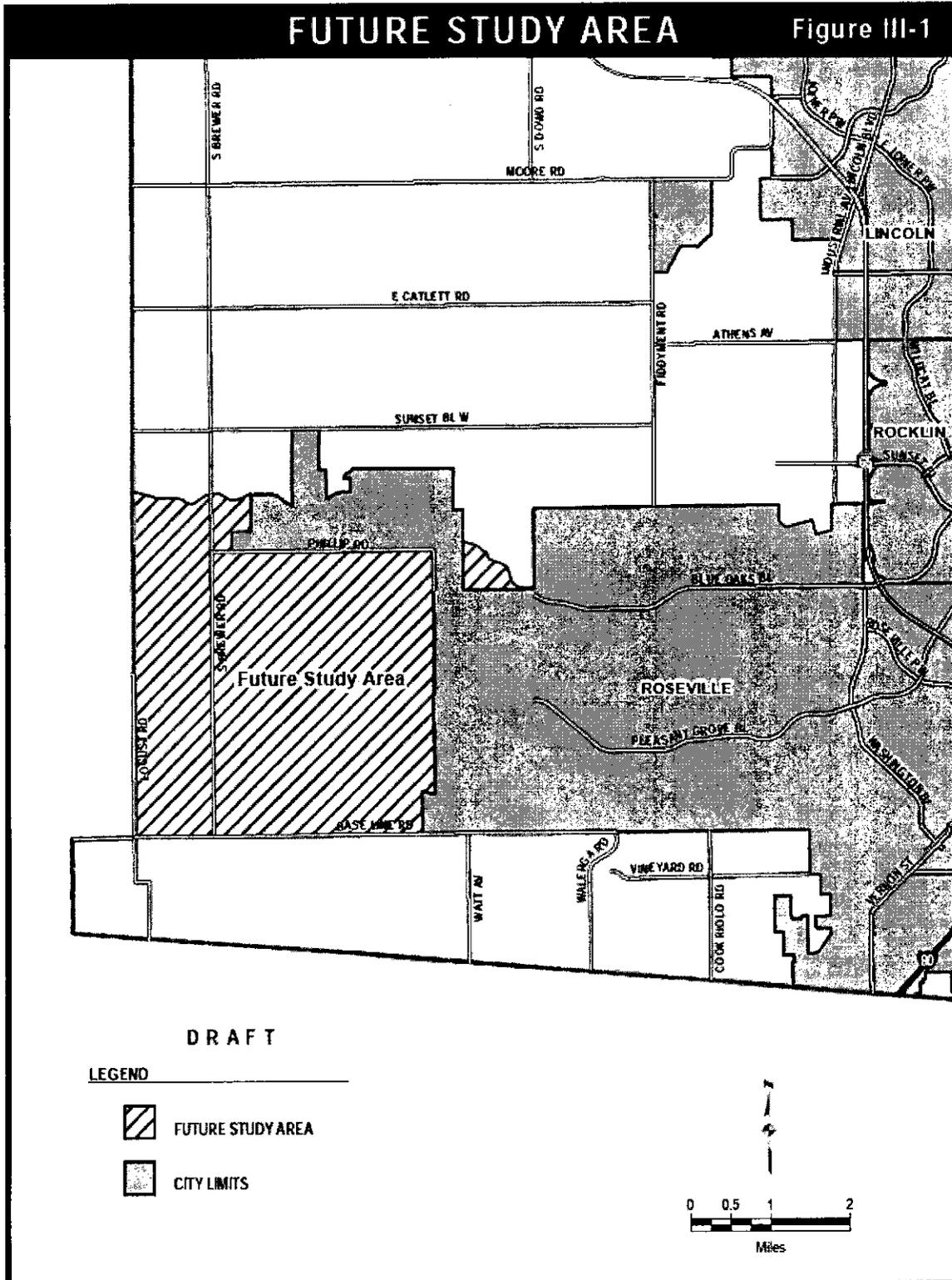
1. The County shall consider GPAs that designate areas for significant new growth only when they can be comprehensively planned as single units according to an adopted specific plan that complies with these standards and requirements.
2. Where appropriate, annexation should be considered first for proposed urban projects. The County supports logical, planned growth, contiguous to existing urban areas.
3. The County shall consider GPAs that designate areas for significant new growth where the planning and design carries out the following objectives:
 - a. Concentrate higher-density residential uses and appropriate support services along segments of the transportation system with good road and transit connections to the remainder of the region;
 - b. Support concentrations of medium and high-density residential uses and higher intensities of non-residential uses within one-quarter mile of transit stops along trunk lines of major transportation systems;
 - c. Support the development of integrated mixed-use areas by mixing residential, retail, office, open space, and public uses while making it possible to travel by transit, bicycle, or foot, as well as by automobile;
 - d. Provide buffers between residential and incompatible non-residential land uses;
 - e. Enhance community identity by creating retail/office commercial centers that also serve as cultural and activity centers for communities;
 - f. Provide a bicycle path and pedestrian walkway network to link public facilities, housing, and commercial centers;
 - g. Provide buffers for major public facilities such as landfills, airports and sewage treatment plants; and

- h. Provide buffers which create distinct, separate urban communities.
4. Prior to consideration of such GPAs the following should have occurred or been demonstrated:
 - a. There is a market demand for additional urban or suburban development within the regional analysis area of the County proposed for such development, following an examination of current growth projections, available land, and existing development.
 - b. It has been positively demonstrated that the legal, financial and practical ability to provide a full range of public services exists.
 - c. It has been positively demonstrated that adequate surface water, sewer capacity, and the necessary distribution and collection systems exist or can be built to serve the area proposed for development.
5. New development areas will be expected to provide a balanced complement of land use types, including residential (very low, low, and moderate cost), commercial, industrial, office, recreational, public, institutional, and open space. Mixed use projects, including residential uses, will be considered where they support the provision of infrastructure and development of industrial uses.
6. New development areas shall provide a range of housing types to serve all income groups in the county, and shall stage development such that a balance of housing types is maintained over time, consistent with the housing goals, objectives, policies and programs of the General Plan.
7. New development areas proposed for urban densities shall be designed to achieve, or shall have a goal of achieving, a jobs-housing balance.
8. New development areas must include appropriate buffer zones to provide separation between potential incompatible land uses, consistent with the standards for buffer zones specified in Part I of this Policy Document. The size of the buffer zone is to be proportionate to the total project size and proposed uses. The location of the buffer will depend upon the location of the proposed development relative to other sensitive land uses and/or environmental features.
9. New development areas shall be designed and constructed to provide all public infrastructure, facilities and service necessary to serve both initial and buildout populations, including but not limited to: adequate surface water supplies; sewage conveyance, treatment, and disposal facilities; public utilities; watershed management practices and stormwater infiltration/site design; police and fire protection and emergency services, school and medical facilities where warranted by population; and public transportation. Extensions of new infrastructure, including water, sewer, roads, etc., should be compatible with existing incorporated Cities' General Plans (See also #16).
10. New development areas should assist in the resolution of regional problems, including but not limited to air quality, transportation, regional employment needs, and growth pressures on existing communities.
11. Transit services to serve the project area shall be provided by new development using available state and federal transportation funding. New development shall be responsible for its fair share of such transit services.
12. The County shall require that land use form and transportation systems in new development areas be designed to provide residents and employees with the opportunity to accomplish a majority of their trips within the new development area by walking, bicycling, and using transit.
13. The County shall require development in new development areas to be phased in a manner that ensures a balance between the land use and transportation infrastructure at each stage of development. Transportation infrastructure includes roadways, intersections, interchanges,

bikeway and pedestrian facilities, and transit facilities (e.g., turn-outs, shelters, storage and maintenance buildings, parking areas for transit and car-pooling, and mode transfer facilities).

14. The County shall encourage the use of appropriate new technologies (e.g., telecommuting, traveler information systems, alternative-fuel vehicles, and continuous monitoring systems) in new development areas.
15. Road systems within new development areas shall provide links to internal commercial core areas without requiring the use of an adjacent arterial, thoroughfare, or state highway.
16. In conjunction with the processing of a GPA application for development located within the future study area, the County will enter into an agreement with the adjoining city that would specify acceptable levels of service (including police, fire, park programs, etc.) and measures to mitigate impacts to municipal facilities (transportation, circulation, parks, libraries, etc.).

The determination of the impact of development on an adjoining city shall consider the fiscal effects of such development based on a fiscal analysis prepared as a part of the General Plan Amendment proposal. Costs and revenues to both the City and County, resulting from a project, shall be considered in such an analysis.



Appendixes

Appendix A
Holding Capacity of the General Plan

**APPENDIX A
HOLDING CAPACITY OF THE GENERAL PLAN**

Placer County General Plan

HOLDING CAPACITY

Land Use Designation	Acres	Minimum Lot Area		D.U. per Acre		Maximum Non-Res FAR	Potential Lots		Total Potential Units		Square Feet @ Max FAR
		Min.	Max.	Min.	Max.		@ Min. Lot Area	@ Max. Lot Area	@ Min. DU/Acre	@ Max. DU/Acre	
10 Acre Agriculture	23,037.9	10	None	0	0.1	0.25	2,304	n/a	-	2,304	n/a
20 Acre Agriculture	29,100.1	20	None	0	0.05	0.25	1,455	n/a	-	1,455	n/a
40 Acre Agriculture	5,973.0	40	None	0	0.025	0.25	149	n/a	-	149	n/a
80 Acre Agriculture	51,967.3	80	None	0	0.0125	0.25	650	n/a	-	650	n/a
Subtotal Agriculture:	110,078.3						4,558		0	4,558	0
10 Acre Timberland	7,561.5	10	None	0	0.1	0.2	756	n/a	-	756	n/a
20 Acre Timberland	4,851.5	20	None	0	0.05	0.2	243	n/a	-	243	n/a
40 Acre Timberland	9,026.3	40	None	0	0.025	0.2	226	n/a	-	226	n/a
80 Acre Timberland	409,501.1	80	None	0	0.0125	0.2	5,119	n/a	-	5,119	n/a
Forestry (20-160 Acre Min)	1,609.7	20	None	0	0.05	0.2	80	n/a	-	80	
Subtotal Timberland:	432,550.1						6,424		0	6,424	0
Low Density Residential	719.1	0.23	1	1	5	0.3	3,127	719	719	3,596	n/a
Medium Density Residential	822.6	0.08	0.23	5	10	0.7	10,283	3,577	4,113	8,226	n/a
High Density Residential	16.7	0.07	0.23	10	21	1.05	239	73	167	351	763,825
Rural Residential	21,783.1	1.00	10	0	1	0.3	21,783	2,178	0	21,783	n/a
Subtotal Residential:	23,341.5						35,431	6,547	4,999	33,955	763,825
Business Park/Industrial	944.3	0.23	None	0	0	1.8	4,106	n/a	-	-	74,040,674
General Commercial	148.4	0.11	None	21	21	2	1,349	n/a	3,116	3,116	12,928,608
Tourist Commercial	10.0	0.14	0.46	11	21	0.8	71	22	110	210	348,480
Tourist/Resort Commercial	147.7	0.14	0.46	11	21	0.8	1,055	321	1,625	3,102	5,147,050
Subtotal Commercial/Indl:	1,250.4						6,581	343	4,851	6,428	92,464,812
Open Space	1,043.0	5	None	0	0	0.02	209	n/a	-	-	n/a
Public/Quasi-Public	56.2	1	None	1	1	0.3	56	n/a	56	56	n/a
Resorts and Recreation	809.6	1	None	1	1	0.3	810	n/a	810	810	n/a
Water Influence	55,579.4	4.6	None	0	0	0.02	12,082	n/a	-	-	n/a
Water Influence/Private Ownership	1,877.5	4.6	None	0	0	0.02	408	n/a	-	-	n/a
Subtotal Open Space/Recr.:	59,365.7						13,565.0		865.8	865.8	0
Specific Plan/Special Study Area	1,177.1	<i>See Regional University Specific Plan</i>									
Subtotal Open Space/Recr.:	1,177.1										
Subtotal Gen. Plan Land Use Diagram	627,763						66,558	6,889	10,716	52,231	93,228,637
Community Plan Areas	270,366	<i>See the Applicable Community Plans</i>									
Unincorporated Total:	898,129										
Cities	62,641	<i>See the Applicable City General Plans</i>									
COUNTY TOTAL:	960,770										

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Appendix B
Policy Document Glossary

POLICY DOCUMENT GLOSSARY**Affordable Housing**

Housing capable of being purchased or rented by a household with very low, low, or moderate income. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing, including utilities.

Agricultural Buildings

A structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products.

Agricultural Land

Land designated on the General Plan Land Use Diagram for agricultural uses.

Best Management Practices (BMP)

Any program, technology, process, siting criteria, operating method, measure or device which controls, prevents, removes, or reduces storm water pollution. The most effective, or "best" techniques are applied to each specific circumstance depending on the pollution problem, physical, and geopolitical setting.

Buffer

Areas or bands of land that serve to separate inherently or potentially incompatible land uses, such as residential areas and areas of intensive agriculture (see Part I for land use buffer zone standards).

California Environmental Quality Act (CEQA)

A state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

Capital Improvement Program (CIP)

A plan, adopted by a city or county, that schedules physical improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the jurisdiction. The program generally should be reviewed annually for consistency with the general plan.

Certified Local Government Program

A program sponsored by the California Office of Historic Preservation (SHPO) that provides funding and technical assistance for local historic preservation programs and requires adoption of a county cultural resources protection ordinance and maintenance of a cultural resource inventory.

CNEL

Community Noise Equivalent Level; A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community Plan

A geographically-specific element of the Placer County General Plan.

Congestion Management Plan (CMP)

A plan, required by law to be adopted by cities and counties, to control and/or reduce the cumulative regional traffic impacts of development. The plan employs growth management techniques, including traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming.

Db

Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

Development

The physical alteration of land by humans. Development includes: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Development does not include routine repair and maintenance activities.

Disadvantaged Community

A community with an annual median household income that is less than 80 percent of the statewide annual median household income.

Fire Hazard Area

An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Floor-Area-Ratio (FAR)

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 an FAR of 0.25 would allow 2,500 square feet.

Forest Practice Rules

The provisions that govern commercial timber production as regulated by the state Board of Forestry and administered by the California Department of Forestry and Fire Protection (CDF). Special forest practices rules may be proposed by counties to modify the general rules and address local concerns.

Goal

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

Heritage Tourism Program

A National Trust for Historic Preservation initiative that provides technical and monetary support for tourism programs that focus on preserving and utilizing an area's cultural resources to attract tourists and tourist revenues.

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, a time frame for its accomplishment, and funding source(s), if applicable.

Intermittent Stream

A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year.

Landmark Tree

A tree or grove of trees designated by resolution of the Placer County Board of Supervisors to be of historical or cultural value, an outstanding specimen, an unusual species, and/or of significant community benefit.

L_{dn}

The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L_{eq} is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Level of Service (LOS) Standard

A standard used by governmental agencies to measure the quality or effectiveness of a service or the performance of a facility.

Level of Service (traffic)

A scale that measures the amount of traffic that can be accommodated on a roadway segment or at an intersection. Traffic levels of service range from A to F, with A representing the highest level of service, as follows:

- LOS A** Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.
- LOS B** Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.
- LOS C** Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.
- LOS D** Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.
- LOS E** Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.
- LOS F** Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

Local Agency Formation Commission (LAFCO)

A statutorily-required five-member commission in Placer County that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

Major Development Project

A residential project with 100 or more dwelling units or a commercial, professional office, or industrial development on 10 or more acres of land.

Major Subdivision

Typically, a subdivision creating five or more parcels (for a more detailed definition, see Chapter 19, Section 19.20, of the Placer County Land Development Manual).

Mills Act

State legislation that provides an alternative tax formula for assessing and taxing qualified historic properties if the owner is willing to restore and maintain the property.

Net Acreage

The developable area of a lot or parcel, excluding streets and rights of way.

Noise Sensitive Uses

Land uses that involve activities where excessive noise levels could cause adverse health effects or disrupt the activity. Noise sensitive uses include residential uses, theaters, auditoriums, music halls, meeting halls, churches, hospitals, nursing homes and other similar uses.

100-year Floodplain

Area that has a one percent chance of being flooded in any given year. Over the long term, the area will be covered with flood waters on an average of once every 100 years.

Policy

A specific statement in text or diagram guiding action and implying a clear commitment..

Principal Dwelling

A single family detached dwelling that generally is established first and is the largest dwelling on a lot.

Quantified Objectives

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.

Resource Conservation Overlay Zone

A zoning district applied to such areas as stream zones, wetlands, and areas rich in wildlife or of a fragile ecological nature to provide added protection from development or disturbance.

Riparian Habitat

Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Rural

Areas generally characterized by agricultural, timberland, open space, and very low density residential development (e.g., less than one dwelling unit per acre).

Specific Plan

A state-authorized legal tool adopted by cities and counties for detailed design and implementation of a defined portion of the area covered by a general plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any general plan element(s).

Sphere of Influence (SOI)

The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCo) of the County.

Standard

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

State Responsibility Areas (SRA)

Areas of the state in which the financial responsibility for preventing and suppressing fires has been determined by the state Board of Forestry to be primarily the responsibility of the state.

Stream Zone

Generally, an area which owes its biological and physical characteristics to the presence of surface or ground water.

Suburban

Areas generally characterized by low density residential development (e.g., 1 to 5 dwelling units per acre) and limited commercial uses.

Surface Water

Water on the earth's surface, as distinguished from subterranean water; typically found flowing in natural or man-made water courses such as rivers, streams, or canals, or contained in lakes or storage reservoirs.

Timberland Production Zone (TPZ)

A classification that identifies nonfederal timber producing lands for special county tax assessments, as required by the state Forest Taxation Reform Act of 1976. This Act was amended and replaced by the

Timberland Productivity Act of 1982.

Transient Occupancy Tax (TOT)

A tax levied on the occupancy of a room or rooms in a hotel, inn, tourist home or house, or other lodging for a period up to 30 days; also known as a room occupancy tax, hotel/motel tax, or bed tax.

Transit Corridor

An area along a major transportation facility (i.e., freeway, arterial, rail line) designated by the General Plan, that can be planned for higher intensity land use. Transit corridors are designated based upon 1) existing and future availability of "high-capacity" transit service, and 2) availability of land that could be developed or redeveloped for higher-intensity residential and employment centers.

Transportation Systems Management (TSM)

A comprehensive strategy adopted by a city or county to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps, and one-way streets.

Urban

Areas generally characterized by moderate and higher density residential development (e.g., 5 or more dwelling units per acre), commercial development, and industrial development.

Vernal Pools

Basins that form in soils over an impervious rock or clay layer that collect surface runoff from winter storms and gradually dry out by evaporation as the weather becomes warmer in the spring. Vernal pools support diverse and unique plant and wildlife species specifically adapted to these conditions. This habitat supports a number of threatened and endangered species.

Wetlands

Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a "unified" methodology now used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and soils."

Wetland Mitigation Bank

A program designed to mitigate impacts to wetlands by identifying wetland areas that would be restored or enhanced and preserved as "banks" for which "credits" would be available to compensate for loss of wetlands associated with planned development activities. Wetlands "banks" provide for consolidated and efficient management of wetlands areas to mitigate the loss of numerous incremental wetland losses in areas where avoidance or preservation is infeasible.

Wildlife Habitat Relationships (WHR) System

A classification system that describes major biological communities of California in terms of the dominant vegetation types and associated wildlife (see *A Guide to Wildlife Habitats of California*, published by the California Department of Forestry and Fire Protection, 1988).

Appendix C
Resolutions of Adoption

RESOLUTIONS OF ADOPTION

BEFORE THE BOARD OF SUPERVISORS
COUNTY OF PLACER, STATE OF CALIFORNIA

Resol No 94-237

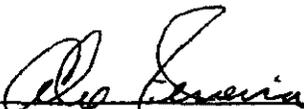
In the matter of A RESOLUTION ADOPTING
THE PLACER COUNTY GENERAL PLAN
(GPA-299)

First Reading _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held August 16, 1994, by the following vote
on roll call

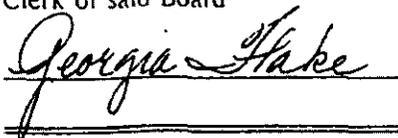
- Ayes Ozenick, Lichau, Uhler, Ferreira
- Noes Bloomfield
- Absent. None

Signed and approved by me after its passage



Chairman, Board of Supervisors

Attest
Clerk of said Board



THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE:

WHEREAS, the Planning Commission of the County of Placer, State of California, has held public hearings in the time and manner prescribed by law to consider and make a recommendation to the Board of Supervisors on the Placer County General Plan (PCGP), and

WHEREAS, the Board of Supervisors of the County of Placer, State of California, has held public hearings in the time and manner prescribed by law to consider the adoption of the PCGP, and

WHEREAS, the Board of Supervisors has considered the recommendations of the Placer County Planning Commission, County staff, local community groups, other public agencies, oral and written evidence of all individuals wishing to testify; and

WHEREAS, the Board of Supervisors finds that the PCGP conforms to all applicable sections of the California Government Code regarding general plan; and

WHEREAS, an Environmental Impact Report (EIR) was prepared and certified for the PCGP in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, CEQA and State and County Guidelines adopted pursuant thereto require this Board to make certain findings where the EIR identifies one or more significant effects which would or could result from approval of the PCGP; and

WHEREAS, the findings and overriding considerations relied upon by the Board are set forth in the accompanying Resolution; and

WHEREAS, the Board of Supervisors recognizes that the PCGP supersedes the previously adopted PCGP; and

WHEREAS, the Board of Supervisors finds that the PCGP is a comprehensive, long-term plan for the physical development of the County which will serve to protect and enhance the health, safety, peace, and general welfare of the residents of the Plan area and the County of Placer as a whole.

NOW, THEREFORE, BE IT RESOLVED that the PCGP is hereby adopted as shown in Exhibit A and B attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that the following elements of the previously adopted General Plan are hereby superseded: Agricultural Element 1989, Aviation Plan, Economic Growth Analysis 1970, Conservation and Recreation Plan 1971, Scenic Highways Element 1977, Open Space and Conservation Plan 1973, Noise Element 1977, Seismic Safety and Safety Element 1977, and the Mineral Resource Conservation Plan 1984; and

BE IT FURTHER RESOLVED that the adoption of the Tinker Knob General Plan, the Westville General Plan, and the Lincoln Urban Area Comprehensive Plan are hereby rescinded, and

BE IT FURTHER RESOLVED that the Colfax General Plan is hereby amended to reflect the changes to the boundaries of the eastern portion of the Plan area as shown in the PCGP land use diagram. This amendment would only affect the land use diagram, and

BE IT FURTHER RESOLVED that the Loomis Basin General Plan is hereby amended to remove the Greenbrae and Aguilar Area (unincorporated island surrounded by the City of Rocklin) from the Loomis Basin General Plan and have the area placed within the County-wide General Plan as shown in the PCGP land use diagram, and

BE IT FURTHER RESOLVED that the Newcastle area as shown in the PCGP land use diagram is to be removed from the Auburn Area General Plan and the Loomis Basin General Plan and placed under the jurisdiction of the PCGP until such time as a Newcastle-Ophir Community Plan is adopted, and

BE IT FURTHER RESOLVED that all references to the current Safety and Noise Elements and the 1984 Housing Element (and any other of the older elements which are hereby rescinded) in the remaining community plans are hereby amended. A reference shall be inserted in each of the community plans to the appropriate section of the new County-wide General Plan Policy Document. This reference shall include language that where the Community Plan Noise Element provides a more restrictive noise threshold, the County-wide General Plan policy shall apply

This page was replaced as revised per the Planning Director.

Resolution 94-237 adopted to include revision.

MOTION Uhler/Lichau VOTE: 4:1 (Bloomfield No).

NOTE: REA-839 was adopted concurrently with this Resolution

BEFORE THE BOARD OF SUPERVISORS
COUNTY OF PLACER, STATE OF CALIFORNIA

Resol No 94-236

In the matter of: A RESOLUTION TO CERTIFY
THE PLACER COUNTY GENERAL PLAN EIR AND
ADOPT THE FINDINGS (GPA-299)

First Reading _____

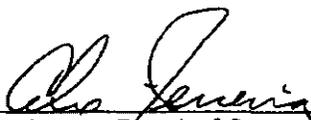
The following Resolution was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held August 16, 1994, by the following vote
on roll call

Ayes: Ozenick, Lichau, Uhler, Ferreira

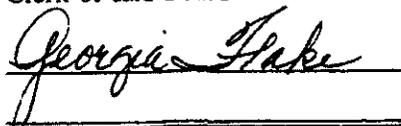
Noes: Bloomfield

Absent: None

Signed and approved by me after its passage.


Chairman, Board of Supervisors

Attest:
Clerk of said Board



THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF
CALIFORNIA, DOES HEREBY RESOLVE:

WHEREAS, Placer County has proposed the adoption of a new Placer County General
Plan (PCGP), and

WHEREAS, Placer County prepared an Initial Study, incorporated herein by this
reference, determined that the project had the potential to adversely affect the environment, and
determined that an Environmental Impact Report (EIR), would be required pursuant to the
California Environmental Quality Act (CEQA), and

WHEREAS, a Notice of Preparation of an EIR was mailed to all responsible and affected agencies and interested persons pursuant to Public Resources Code Section 21080.4; and

WHEREAS, a Draft EIR for the project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Review Ordinance of the Placer County Code; and

WHEREAS, a Notice of Completion of a Draft EIR was forwarded to the State Clearinghouse at the specified time pursuant to Public Resources Code Section 21161; and

WHEREAS, the County distributed copies of the Draft EIR to the public agencies which have jurisdiction by law with respect to the project and to other interested persons and agencies and sought the comments of such persons and agencies; and

WHEREAS, the County also distributed a Notice of Availability for Public review of a Draft EIR to interested individuals and groups to provide additional public notice of the Draft EIR; and

WHEREAS, notice inviting comments on the Draft EIR was given in compliance with the State CEQA Guidelines Section 15085; and

WHEREAS, written and oral comments on the Draft EIR have been received and responses to those comments have been prepared and distributed to all persons commenting on the Draft EIR; and

WHEREAS, a Final EIR has been prepared in accordance with CEQA, notice provided, and copies submitted to the Board of Supervisors for their consideration; and

WHEREAS, the County has prepared a Statement of Overriding Considerations and a Mitigation Monitoring Plan;

NOW, THEREFORE, BE IT RESOLVED:

That the Board of Supervisors certifies that the PCGP Final EIR is adequate and has been completed in compliance with CEQA, the State CEQA Guidelines, and the County Environmental Review Ordinance, and that the Board of Supervisors has reviewed and considered the information contained in the Final EIR;

That the attached findings (Exhibit A) on potentially significant and significant impacts of the proposed project identified in the Final EIR are hereby adopted;

That the attached findings on project alternatives considered in the EIR are hereby adopted;

That the attached Statement of Overriding Considerations is hereby adopted,

That the attached Mitigation Monitoring Plan is hereby approved;

That upon approval and adoption of the project by the Board of Supervisors, the Planning Department is hereby directed to file a Notice of Determination with the County Clerk of Placer County and the State Clearinghouse, pursuant to the provisions of Section 21152 of the Public Resources Code and the State CEQA Guidelines adopted pursuant thereto.

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF PLACER, STATE OF CALIFORNIA**

Resol No. 94-238

In the matter of: **A RESOLUTION TO AMEND THE
DRY CREEK/WEST PLACER COMMUNITY PLAN
TO INCLUDE THE WEST PLACER SPECIFIC PLAN
AREA (GPA-299)**

First Reading _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held August 16, 1994, by the following vote on roll call:

Ayes: Ozenick, Lichau, Uhler, Ferreira

Noes: Bloomfield

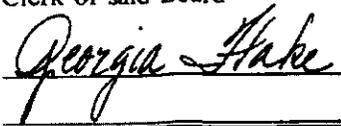
Absent: None

Signed and approved by me after its passage.



Chairman, Board of Supervisors

Attest:
Clerk of said Board



THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE:

WHEREAS, the Planning Commission and Board of Supervisors held public hearings as specified in the Resolution adopting the Placer County General Plan, and

WHEREAS, as a part of adoption of the Placer County General Plan, the Planning Commission and Board of Supervisors considered amendments to the Dry Creek/West Placer

Community Plan; and

WHEREAS, the Board of Supervisors has considered the recommendations of the Placer County Planning Commission, County staff, local community groups, other public agencies, and all members of the public who testified or submitted written comments; and

WHEREAS, the Board of Supervisors finds that this amendment to the Dry Creek/West Placer Community Plan conforms to all applicable sections of the California Government Code regarding general and community plans; and

WHEREAS, an Environmental Impact Report was prepared and certified for the Placer County General Plan in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Board of Supervisors certifies that the Placer County General Plan Environmental Impact Report adequately addresses this amendment to the Dry Creek/West Placer Community Plan; and

WHEREAS, CEQA and State and County Guidelines adopted pursuant thereto require this Board to make certain findings where the EIR identifies one or more significant effects which would or could result from approval of the Plan; and

WHEREAS, the findings and overriding considerations relied upon by the Board are set forth in the certification and adopted findings done for the Placer County General Plan; and

WHEREAS, the Board of Supervisors finds that this amendment to the Dry Creek/West Placer Community Plan provides a comprehensive, long-term plan for the physical development of the area which will serve to protect and enhance the health, safety, peace, and general welfare of the residents of the Plan area and the County of Placer as a whole.

NOW, THEREFORE, BE IT RESOLVED that the Dry Creek/West Placer Community Plan is hereby amended to include the West Placer Specific Plan Area. This amendment, as shown in Exhibit 1 attached hereto, and incorporated herein by reference, includes standards for development in the specific plan area and changes to the text as well as amendments to all of the exhibits and the community plan land use diagram to reflect the specific plan area.

NOTE. REA-839 was adopted concurrently with this Resolution

Exhibit 1

The following discussion is to be added to the Dry Creek/West Placer Community Plan to address the area generally west of Watt Ave and south of Baseline Road. The Community Plan Land Use diagram and all appropriate exhibits will also be amended to designate the area as the West Placer Specific Plan Area. Additional minor text changes shall be made elsewhere in the Plan to reflect this amendment.

The West Placer Specific Plan Area is located in the southwest corner of unincorporated Placer County, adjacent to the Sacramento and Sutter County lines and is the western-most half of the Dry Creek/West Placer Community Plan area. The Specific Plan Area is approximately four miles west of Roseville and 10 miles north of the City of Sacramento. The site is approximately 5,150 acres. The plan area is envisioned as a mixed-use community including residential, retail commercial, and business/professional uses, as well as public facilities such as parks, schools, and open space. This Specific Plan area was identified in the Dry Creek/West Placer Community Plan (1990) as an area to be examined as part of the Countywide General Plan Update and that update resulted in this designation for the area.

The West Placer Specific Plan Area shall be subject to the following development standards

1. Residential uses: A maximum of 21,631 dwelling units, although this number may not be realized due to site constraints, inclusion of buffers, and other factors that may limit developable land
2. Commercial and industrial uses: The following acreage shall serve as approximations of an acceptable mix of on-residential uses: a maximum of 80 acres of commercial, 160 acres of office and professional development, and up to 300 acres of professional/light industrial development.
3. Open space. Open space shall be provided for drainageways, floodplains, recreation areas, parks, undeveloped buffers, trail corridors, and natural areas.
4. Required buffers: Proposed development within the West Placer Specific Plan Area shall incorporate the following land use buffers, according to the standards of buffer zones contained in the Placer County General Plan, Part I (page 19).
 - Agricultural/Timberland
 - Industrial/Residential
 - Sensitive Habitat

In addition, the project shall include elements in its design which provide buffers between urban areas within the boundaries of the Specific Plan Area and rural residential development in Sacramento County

5. Transit: A public transit system shall consist initially of an express bus system and dedication of right-of-way corridor for possible future light rail transit with

a feeder bus network

6. Urban design: Development within the West Placer Specific Plan Area shall be planned and designed to comply with the following standards.
- a. Urban form. The specific plan and project plans for development shall provide for up to two mixed use, pedestrian-oriented village or towns and a single, larger town center. Village areas should be surrounded by buffer lands, low density single-family residential, and/or regional employment and commercial. Mixed use (commercial, professional office, and high density residential) nodes, commercial centers, and regional employment areas are to be established at sufficient densities to support express bus transit service between adjoining villages and nearby urban centers (e.g., other new growth areas or incorporated cities). Each village should contain all public facilities and services necessary for its development.
 - b. Town center. The Specific Plan Area should contain one large town center that will operate as the institutional and social focal point of the community. The town center is to contain, at a minimum, a community meeting facility; formal outdoor gathering areas (e.g., amphitheaters); and the main offices and facilities for law enforcement, fire library, and other public services. Public, quasi-public, and institutional facilities should be centrally located in the town center.
 - c. Village core areas. Mixed-use commercial core areas should be developed to provide service and neighborhood commercial needs, professional services, public, quasi-public, and institutional facilities, and high-density residential uses. Village core areas shall contain transit services to connect to nearby village areas, commercial centers, and regional employment areas, and to destinations beyond the boundaries of the Specific Plan Area.
 - d. Public gathering areas. Commercial areas within town centers and village core areas shall be enhanced by incorporating outdoor public gathering areas into their design. Such areas are intended to facilitate social interaction by area residents and employees.
 - e. Community open space areas. Each village area should contain a village green to be located adjacent to, or integrated into, the village core area. Community parks should be located adjacent to major open space and roadway corridors (see items i. and j. below). Community parks may serve as buffer areas between conflicting land uses (See the standards for Land Use Buffer Zones in the Placer County General Plan in Part I, page 19), within or adjacent to the specific plan area. All developed and undeveloped park areas should be linked by a system of greenways and parkways containing pedestrian and bicycle paths separated from vehicular

traffic.

- f. Pedestrian-oriented design Town center, village core, and regional employment areas shall be planned and designed to be pedestrian, bicycle, and transit accessible. Design elements that accommodate pedestrian and cyclists should take precedent over elements that primarily accommodate automobiles.
- g. Commercial areas:
- (1) New commercial buildings shall be designed to provide maximum pedestrian accessibility. Primary ground floor commercial building entrances should orient to plazas, parks, or pedestrian-oriented streets rather than interior blocks or parking lots. Anchor retail buildings may have their entries from off-street parking lots; however, on-street entries are strongly encouraged.
 - (2) Street-level windows and numerous building entries are encouraged in town centers and village core areas. Arcades, porches, bays, and balconies are encouraged.
 - (3) If a wall of a primary commercial establishment does not have an entry on a pedestrian route, it shall include windows, display areas, and/or be lined with retail shops to provide visual interest to pedestrians.
 - (4) Entries into small shops and offices shall orient directly onto a pedestrian-oriented street. Buildings with multiple retail tenants should have numerous entries onto the street. Small, single-entry malls should be avoided. Off-street parking should be located the rear of buildings with walkways leading to the street and entry.
 - (5) Commercial development shall be designed to provide varied and interesting building facades to provide pedestrian orientation. Buildings designs should provide as much variety as possible without creating a chaotic image. Facades should vary from one building to the next, rather than create an overly unified frontage. Covered walkways should be provided whenever possible.
- h. Residential areas Residential areas shall consist of the following three types
- (1) Village Residential These areas shall be located within walking distance of a village commercial core area. The housing should

consist of high-density single-family (with or without carriage or secondary dwelling units) and multi-family units.

- (2) Single-family Residential. These areas should surround village residential areas at densities consistent with suburban residential development (e.g., 4 to 7 dwellings per acre). Subdivision design should provide opportunities for pedestrian and bicycle access to village core areas. Physical separation of single-family residential areas by such means as sound walls, berms, and major roads should be discouraged. Single-family residential areas should be incorporated into their village so village residential and single-family residential areas function as a single unit and are not separated by physical or design characteristics.
- (3) Rural Residential. These areas should be located in buffer zones within the specific plan boundaries. Rural land uses shall only be considered in areas where residential land use is consistent with the standards in Part I for buffers (page 19). Rural residential densities of 0.2 dwellings per acre or more shall be allowed only when public sewer and water facilities are provided.

i Open space corridors. Existing and proposed linear open space corridors should be developed as a pedestrian, equestrian, and/or bicycle trail system. Existing corridors include, but are not limited to, stream and riparian areas (e.g., the Dry Creek corridor), power line easements, abandoned rail rights-of-way, existing public trails, and existing public roads and bridges that may be ultimately abandoned. The Dry Creek corridor shall be designed to provide bicycle/equestrian/pedestrian connections to similar facilities in Sacramento County near Gibson Ranch Park

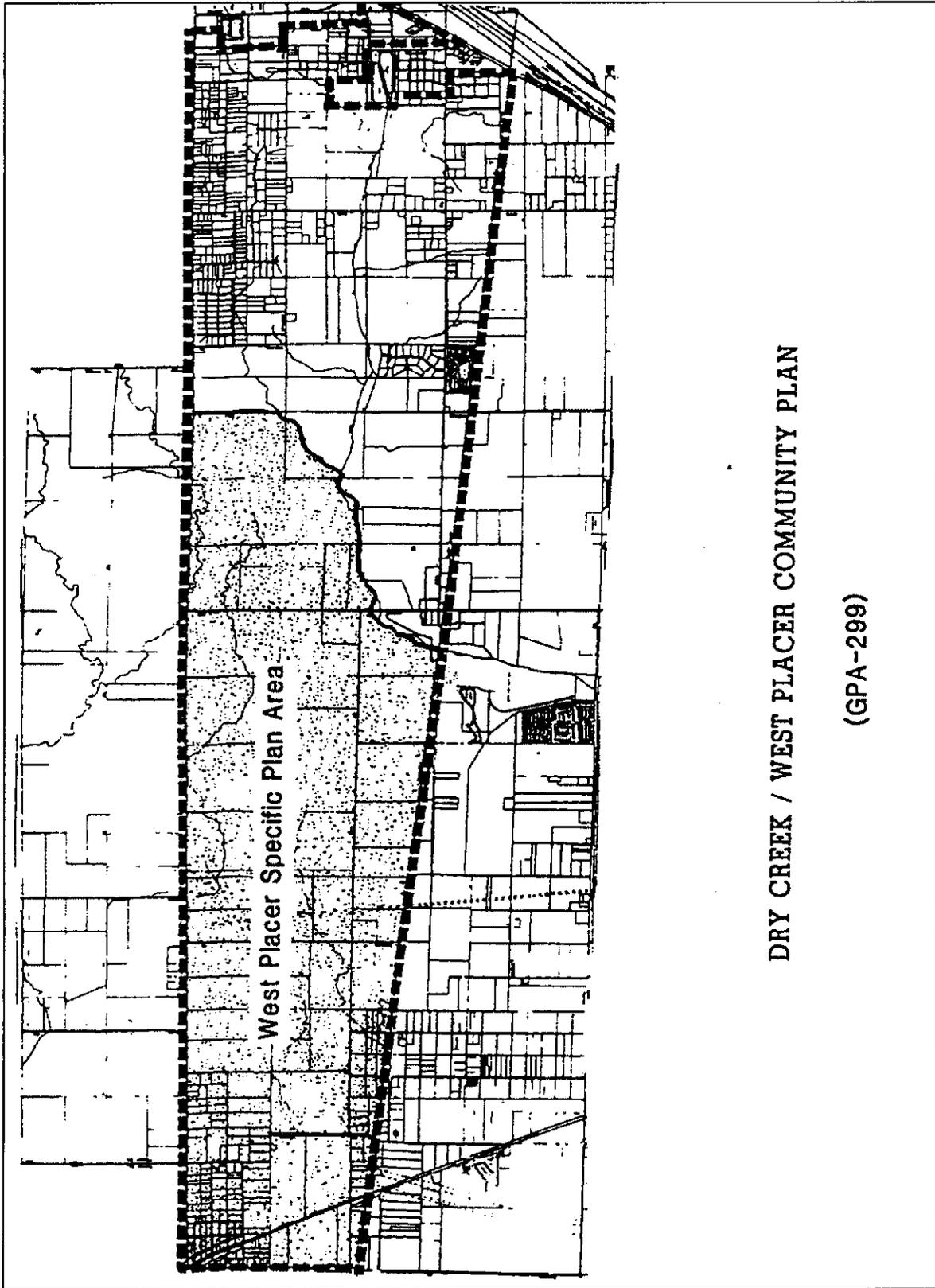
j Roadway corridors Collector and arterial roads shall be designed as landscaped corridors, including separated bicycle and pedestrian facilities within landscaped or native open space corridors and landscaped berms and medians

7. Phasing of Development: Phasing shall maintain a balanced mix of land uses throughout development of the plan area and shall address necessary infrastructure and other relevant issues. Development in the West Placer Specific Plan Area shall be required to proceed in a logical fashion.

8. Agricultural water supply: Development within the Specific Plan Area should assist in the provision of affordable agricultural water to surrounding agricultural lands. Sources of such agricultural water include reclaimed and retained water

and newly developed surface water sources.

- 9 Noise: Development within the Specific Plan Area shall be designed to avoid aircraft noise impacts on noise sensitive uses, resulting from operations at McClellan Air Force Base. No residential land uses shall be permitted in areas which exceed noise levels indicated in Table 9-3, page 122 of the Placer County General Plan.



DRY CREEK / WEST PLACER COMMUNITY PLAN

(GPA-299)

Before the Board of Supervisors County of Placer, State of California

In the matter of:
**A RESOLUTION AMENDING THE
PLACER COUNTY GENERAL PLAN
(HOUSING ELEMENT)**

Resol. No: 92-199

Ord. No: _____

First Reading:

The following RESOLUTION was duly passed by the Board of Supervisors
JUNE 30 , 1992
of the County of Placer at a regular meeting held _____

by the following vote on roll call:

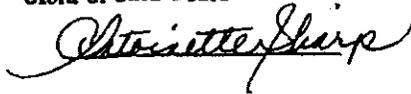
- Ayes: OZENICK, FERREIRA, BELAND, HOGG, FLUTY
- Noes: NONE
- Absent: NONE

Signed and approved by me after its passage.



 Chairman, Board of Supervisors

Attest:
Clerk of said Board



WHEREAS, State law requires that the Housing Element of the Placer County General Plan be updated every five years, and;

WHEREAS, the Placer County Board of Supervisors have prepared and considered a new Housing Element and;

WHEREAS, the Placer County General Plan Housing Element (1992) is in conformance with State law and is consistent with the Placer County General Plan, and;

WHEREAS, Placer County has acted in good faith in diligently preparing a Housing Element to meet the needs of a broad segment of society,

BE IT HEREBY RESOLVED BY THE PLACER COUNTY BOARD OF SUPERVISORS, STATE OF CALIFORNIA, AS FOLLOWS:

That the Placer County General Plan Housing Element is amended as attached herein (Attachment A) and is approved based upon the following Findings of Fact:

1. The Housing Element is consistent with the other elements of the Placer County General Plan.
2. The Housing Element has been prepared in the interests of the existing and future residents of Placer County in order to insure that housing opportunities exist for all income categories.
3. The Housing Element addresses the needs of special groups including seniors, large families, the disabled and the homeless.
4. The Housing Element seeks to preserve and rehabilitate the existing affordable housing stock.
5. The Housing Element provides policies which aim to provide quality housing opportunities for all income levels and age groups in Placer County based upon the fair share of the regional housing need as determined by the Sierra Planning Organization.
6. The Housing Element will not be detrimental to the health, safety, comfort, peace, morals or general welfare to the existing and future residents of Placer County.
7. The Housing Element satisfies the statutory requirements of the Government Code including Sections 65583, 65584, 65585, 65588 and 65589.8.

BEFORE THE BOARD OF SUPERVISORS
COUNTY OF PLACER, STATE OF CALIFORNIA

Resol No 94-239

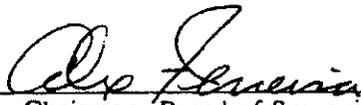
In the matter of: A RESOLUTION DECLARING THAT
THE ADOPTED PLANS LISTED BELOW ARE NOT
ELEMENTS OF THE PLACER COUNTY GENERAL
PLAN (GPA-299)

First Reading _____

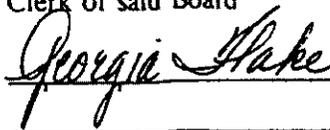
The following Resolution was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held August 16, 1994, by the following vote
on roll call:

- Ayes: Ozenick, Lichau, Uhler, Bloomfield, Ferreira
- Noes: None
- Absent: None

Signed and approved by me after its passage.


Chairman, Board of Supervisors

Attest:
Clerk of said Board



THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE:

WHEREAS, Placer County has previously approved the Comprehensive Land Use Plans for the Truckee-Tahoe, Lincoln and Auburn Airports, the Solid Waste Management Plan, and the Hazardous Waste Management Plan; and

WHEREAS, State law does not require that these functional plans be adopted as elements of the Placer County General Plan; and

WHEREAS, the County wishes, as a part of adopting the new PCGP, to clarify what is, and is not a part of the PCGP;

NOW, THEREFORE, BE IT RESOLVED that the following adopted plans are not elements of the Placer County General Plan: Comprehensive Land Use Plans for the Truckee-Tahoe, Lincoln and Auburn Airports; the Solid Waste Management Plan, and the Hazardous Waste Management Plan.

BEFORE THE BOARD OF SUPERVISORS
COUNTY OF PLACER, STATE OF CALIFORNIA

Ord No 4602-B

In the matter of: AN ORDINANCE AMENDING
THE PLACER COUNTY ZONING ORDINANCE,
CHAPTER 30, PLACER COUNTY CODE
(REA-839)

First Reading August 16, 1994

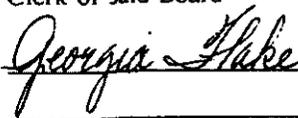
The following Ordinance was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held September 6, 1994, by the following vote
on roll call:

Ayes: OZENICK, LICHAU, UHLER, BLOOMFIELD, FERREIRA
Noes: NONE
Absent: NONE

Signed and approved by me after its passage


Chairman, Board of Supervisors

Attest:
Clerk of said Board


Clerk of said Board

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

That Chapter 30 of the Placer County Code, Zoning Maps 3C, 3D, 4A, 4C, 5C, 6C, 7C, 7D, 8A, 8B, 8C, 8D, 11D, 13AB, 13C, 15C, 17B, 19A, 20A, 22A, 23A, 23B, are hereby amended as shown on Exhibits 1 through 33 on file in the office of the Clerk of the Board of Supervisors.

NOTE GPA-299 (Placer County General Plan) was adopted concurrently with this rezoning

WHEREAS, State law does not require that these functional plans be adopted as elements of the Placer County General Plan; and

WHEREAS, the County wishes, as a part of adopting the new PCGP, to clarify what is, and is not a part of the PCGP,

NOW, THEREFORE, BE IT RESOLVED that the following adopted plans are not elements of the Placer County General Plan: Comprehensive Land Use Plans for the Truckee-Tahoe, Lincoln and Auburn Airports; the Solid Waste Management Plan, and the Hazardous Waste Management Plan.

Before the Board of Supervisors County of Placer, State of California

In the matter of: **A Resolution Amending the Placer
Placer County General Plan by
Adopting the 2008 Housing Element Update** Resolution No.: 2009-115

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held May 12, 2009, by the following vote on roll call:

Ayes: WEYGANDT, HOLMES, UHLER, MONTGOMERY, ROCKHOLM
Noes: NONE
Absent: NONE

THE FOREGOING INSTRUMENT IS A CORRECT
COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
ATTEST

ANN HOLMAN
Clerk of the Board of Supervisors, County
of Placer, State of California
[Signature]
Deputy Clerk

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chairman, Board of Supervisors

[Signature]
Ann Holman

[Signature]
F.C. Rockholm

WHEREAS: All jurisdictions are required to review their Housing Element of their General Plan as frequently as appropriate and update their Housing Element at regular intervals. For a local government within the regional jurisdiction of the Sacramento Area Council of Governments (SACOG), the date for the revision of its housing element was June 30, 2008. Placer County (County) submitted a draft Housing Element to the California Department of Housing and Community Development (HCD) in August 2008 and has been working diligently with HCD since that time to address their questions.

WHEREAS: On March 12, 2009, the County Planning Department received a letter from HCD stating the County's Housing Element Policy Document and the Housing Element Background Report, both dated February 27, 2009, copies of which are on file with the Clerk of the Board of Supervisors and which are incorporated herein by reference (2008 Housing Element Update) will comply with State housing element law when adopted and submitted to HCD pursuant to Government Code section 65585(g). Consequently if the Board of Supervisors adopts the 2008 Housing Element Update as reviewed by HCD, the County's Housing Element will be presumed valid pursuant to Government Code

Section 65589.3 after submittal to HCD.

WHEREAS: At its regular meeting of March 26, 2009, the County Planning Commission held a noticed public workshop to receive comments on the 2008 Housing Element Update. This public workshop was noticed in accordance with all legal requirements and was also distributed to a number of organizations, agencies and individuals concerned about housing issues in Placer County. Notice of this workshop was also posted on the Planning Department's web site. There was no opposition to the 2008 Housing Element Update at the hearing.

WHEREAS: Pursuant to and in compliance with Government Code Section 65354, at its regular meeting of April 9, 2009, the Planning Commission voted unanimously to forward a favorable recommendation to the Board of Supervisors to amend the County General Plan by adopting the 2008 Housing Element Update.

WHEREAS: Pursuant to and in compliance with Government Code Section 65355, at its regular meeting of May 12, 2009, the Board of Supervisors held a duly noticed public hearing to consider amending the County General Plan by adopting the 2008 Housing Element Update.

WHEREAS: No modifications have been made to the 2008 Housing Element Update that were not previously considered by the Planning Commission when the Commission forwarded its recommendation to the Board. Therefore, no referral back to the Planning Commission pursuant to Government Code Section 65356 is required.

WHEREAS: Pursuant to Government Code Section 65585, the guidelines adopted by the HCD were considered when preparing the 2008 Housing Element Update.

WHEREAS: Amending the County General Plan by adopting the 2008 Housing Element Update is in the public interest. Among other things, the 2008 Housing Element Update provides updated facts and figures regarding the production of housing and available housing programs in the County and addresses the topics required by changes in state law. The 2008 Housing Element Update makes adequate provisions for the existing and projected housing needs for all economic segments of the community. The 2008 Housing Element Update is in the public interest since it addresses regional housing needs.

WHEREAS: Amending the County General Plan by adopting the 2008 Housing Element Update would not create any internal General Plan inconsistencies or otherwise cause the General Plan to be deficient. The 2008 Housing Element Update will amend Section 2, Housing, of the Placer County General Plan as adopted by the Board of Supervisors on May 20, 2003, and replaces the 2003 Housing Element Update in its entirety.

WHEREAS: Amending the County General Plan by adopting the 2008 Housing Element Update would not create any inconsistencies with existing state or federal laws or regulations or with any existing County ordinances, regulations, plans or policies.

WHEREAS: In taking action on the Housing Element Update, the Board fully reviewed and considered the information in staff reports, oral and written testimony

received from members of the public and other public agencies, and additional information contained in reports, correspondence, studies, proceedings, and other matters of record included or referenced in the administrative record of these proceedings.

WHEREAS: An Initial Study was completed per the requirements of the California Environmental Quality Act (CEQA) and the County's CEQA Guidelines. The negative declaration has been prepared as required by law. Based upon the whole record, there is no substantial evidence that the project will have a significant effect on the environment. The Negative Declaration reflects the County's independent judgment and analysis, and the Negative Declaration is adopted.

WHEREAS: The administrative record for this action is located in the Office of the Clerk of the Board of Supervisors and in the County Planning Department office.

NOW, THEREFORE BE IT RESOLVED: The Board of Supervisors of Placer County finds all of the foregoing recitals to be true and correct and hereby amends the Placer County General Plan by adopting the 2008 Housing Element Update, consisting the Housing Element Policy Document and the Housing Element Background Report, both dated February 27, 2009, copies of which are on file with the Clerk of the Board of Supervisors and which are incorporated herein by reference, and hereby replaces and supersedes the 2003 Housing Element Update in its entirety with the 2008 Housing Element Update.

BE IT FURTHER RESOLVED: The Planning Director is directed to promptly submit the 2008 Housing Element as adopted by the Board to HCD pursuant to Government Code section 65585(g).

BE IT FURTHER RESOLVED: The Planning Department is directed to file a Notice of Determination with the County Clerk within five (5) working days in accordance with Public Resources Code section 21152(a) and CEQA Guidelines section 15094.