

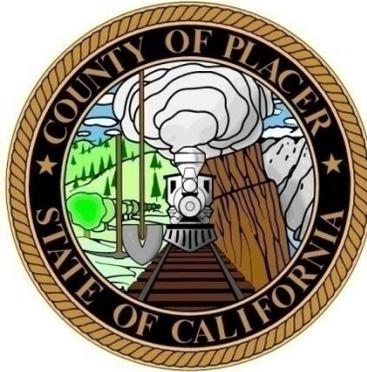


Placer County General Plan

COUNTYWIDE GENERAL PLAN POLICY DOCUMENT

Update Approved by Board of Supervisors _____, 2013

PLACER COUNTY GENERAL PLAN UPDATE



Countywide General Plan **POLICY DOCUMENT**

Prepared By:
Placer County

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

Adopted: August 16, 1994

Updated: _____, 2013

ACKNOWLEDGEMENTS

Board of Supervisors (2013)

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

Planning Commission (2013)

Richard Rocucci.....District 1
Ken Denio.....District 2
Richard Johnson.....District 3
Jeffrey Moss.....District 4
Miner Gray III.....District 5
Larry Sevison.....At Large
Gerry Brentnall.....At Large

Consultant Team (1994)

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

Policy Document Update Team (2013)

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

TABLE OF CONTENTS

INTRODUCTION

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

PART I: LAND USE/CIRCULATION DIAGRAMS AND STANDARD

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

PART II: GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

SECTION 1: LAND USE

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

SECTION 2: HOUSING

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

SECTION 3: TRANSPORTATION AND CIRCULATION

Streets and Highways	73
Transit.....	76

Transportation System Management (TSM).....	79
Non-Motorized Transportation.....	80
Goods Movement.....	82
Air Transportation.....	83
SECTION 4: PUBLIC FACILITIES AND SERVICES	
General Public Facilities and Services.....	85
Public Facilities and Services Funding	86
Water Supply and Delivery	88
Sewage Conveyance, Treatment, and Disposal.....	90
Drainage and Water Quality.....	91
Flood Protection	93
Landfills, Transfer Stations, and Solid Waste Recycling.....	95
Law Enforcement.....	97
Fire Protection Services	98
Schools.....	99
SECTION 5: RECREATIONAL AND CULTURAL RESOURCES	
Public Recreation and Parks.....	101
Private Recreational Facilities and Opportunities	104
Recreational Trails	104
Cultural Resources.....	105
SECTION 6: NATURAL RESOURCES	
Water Resources	109
Wetland and Riparian Areas.....	114
Fish and Wildlife Habitat.....	115
Vegetation	120
Open Space for the Preservation of Natural Resources.....	122
Air Quality- General	123
Air Quality- Transportation /Circulation	125
SECTION 7: AGRICULTURAL AND FORESTRY RESOURCES	
Agricultural Land Use	127
Land Use Conflicts	129
Economic Viability of Agriculture	129
Agricultural Water.....	130
Forest Resources.....	131
SECTION 8: HEALTH AND SAFETY	
Seismic and Geologic Hazards.....	133
Flood Hazards	134
Fire Hazards.....	135
Airport Hazards	137
Emergency Management	137
Public Safety and Emergency Management Facilities.....	139
Hazardous Materials.....	139
Avalanche Hazards	141
Public Health	142
SECTION 9: NOISE	143
SECTION 10: ADMINISTRATION AND IMPLEMENTATION	149

PART III

General Standards for the Consideration of Future Amendments151

APPENDIXES

APPENDIX A:

Holding Capacity of the General Plan157

APPENDIX B:

Glossary159

APPENDIX C:

Resolutions of Adoption.....165

LIST OF FIGURES

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

INTRODUCTION

PURPOSE AND NATURE OF THE GENERAL PLAN

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

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

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

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

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

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

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

STRUCTURE AND ORGANIZATION OF THE GENERAL PLAN

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Community Plans

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

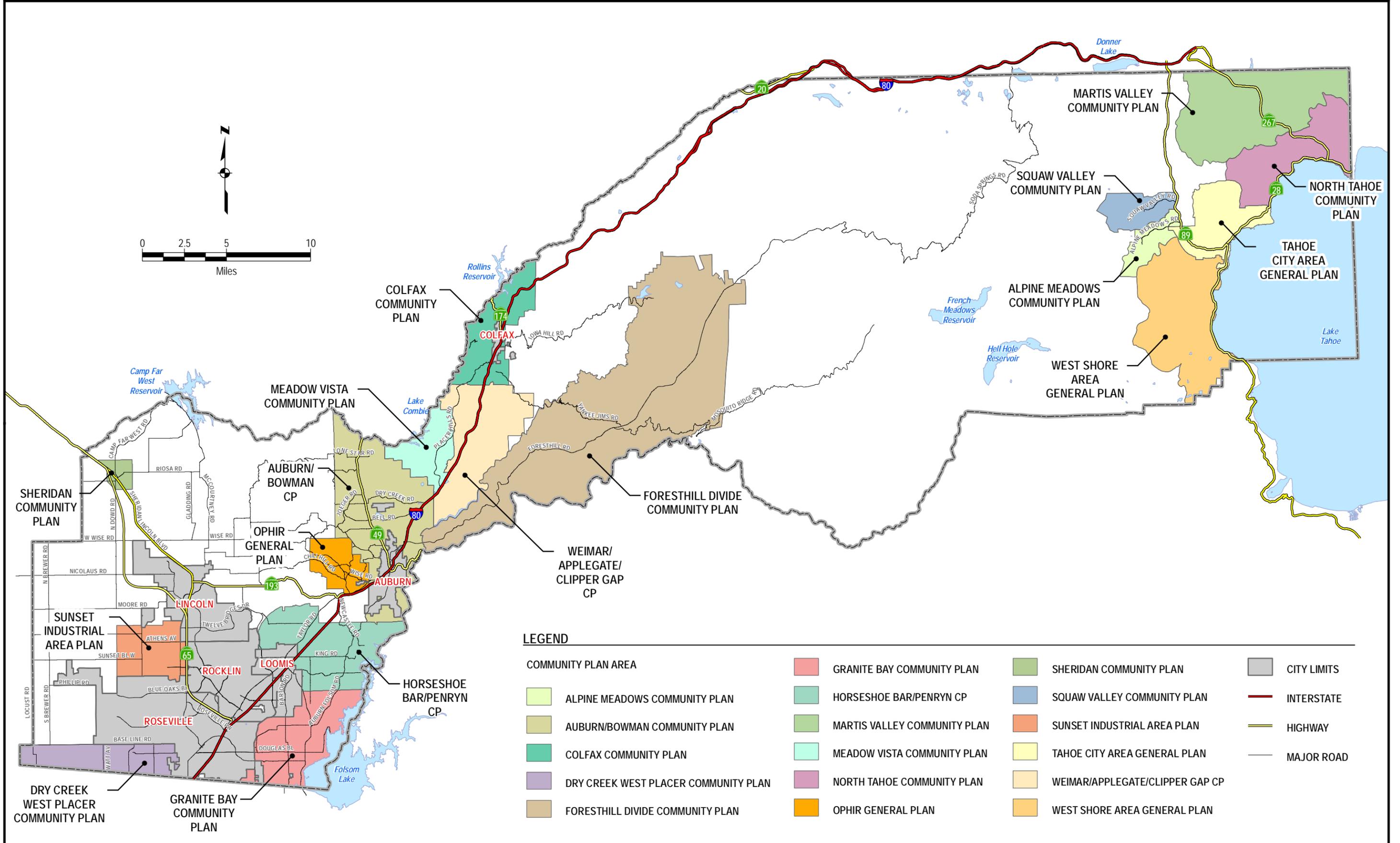
The goals and policies contained in the *community plans* are intended to supplement and elaborate upon the goals and policies of the *Countywide General Plan*; they do not supersede them. In the case of the *Land Use Diagram*, there is no overlap--a *community plan* land use diagram is the only applicable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

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

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

PLACER COUNTY COMMUNITY PLAN AREAS

Figure 1



COUNTYWIDE GENERAL PLAN UPDATE PROCESS

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

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

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

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

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

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

Phase 4: Draft General Plan Background Report

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

Phase 5: Issues and Options Report

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

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

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

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

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

Phase 8: Public Review of Draft General Plan

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

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

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

Phase 9: Final General Plan/EIR

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

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

Phase 10: Final Documents

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

REVIEW AND UPDATE

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

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

HOUSING ELEMENT UPDATE

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

COMMUNITY PLAN UPDATES

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

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

PLACER COUNTY COMMUNITY PLANS ADOPTED SINCE 1994

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

DESIGN GUIDELINES

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

OTHER DOCUMENTS

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

Part I

Land Use/Circulation Diagrams and Standards

PART I

LAND USE/CIRCULATION DIAGRAMS AND STANDARDS

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

LAND USE DIAGRAM AND STANDARDS

LAND USE DIAGRAM

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

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

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

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

LAND USE DESIGNATIONS

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

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

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

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

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

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

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

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

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

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

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

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

Greenbelt and Open Space (OS)

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

Resorts and Recreation (REC)

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

Water Influence (W)

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

Rural Residential (RR)

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

Low Density Residential (LDR)

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

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

Medium Density Residential (MDR)

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

High Density Residential (HDR)

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

General Commercial (GC)

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

Tourist/Resort Commercial (TC)

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

Business Park/Industrial (BPI)

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

Public Facility (PF)

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

Forestry (F)

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

Regional University Specific Plan (RUSP)

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

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

LAND USE INTENSITY STANDARDS

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

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

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

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

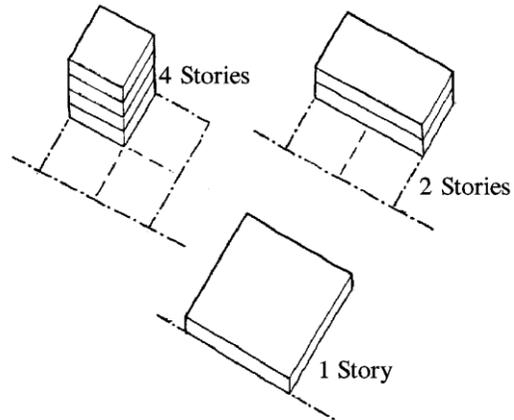
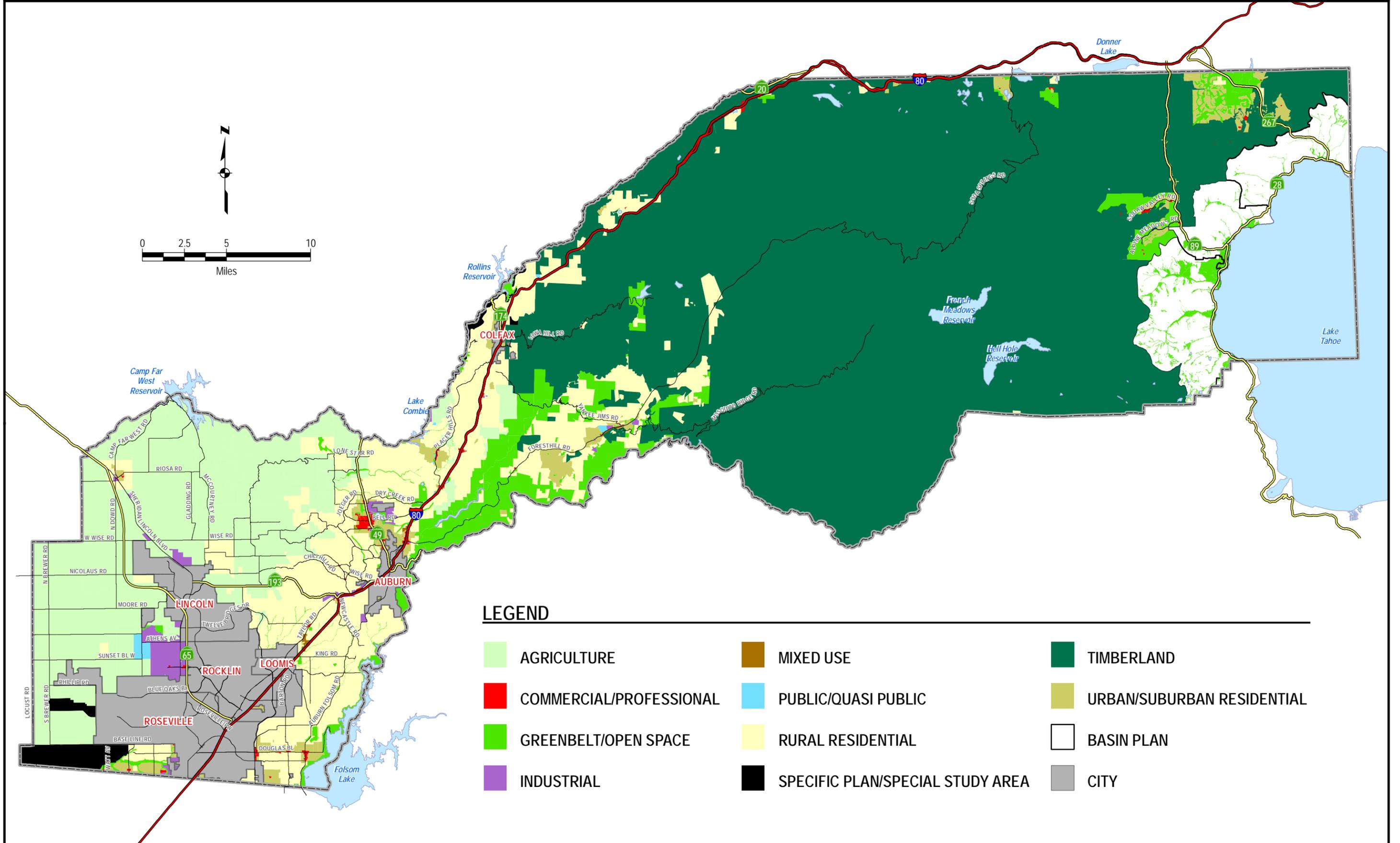


Table 1-2 specifies for each land use designation the standards for minimum lot size, the allowable range, or maximum number, of dwelling units per net acre, and the maximum allowable floor-area-ratio for non-residential uses.

GENERALIZED LAND USE

Figure 1-1

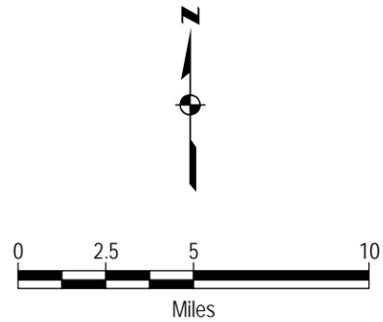
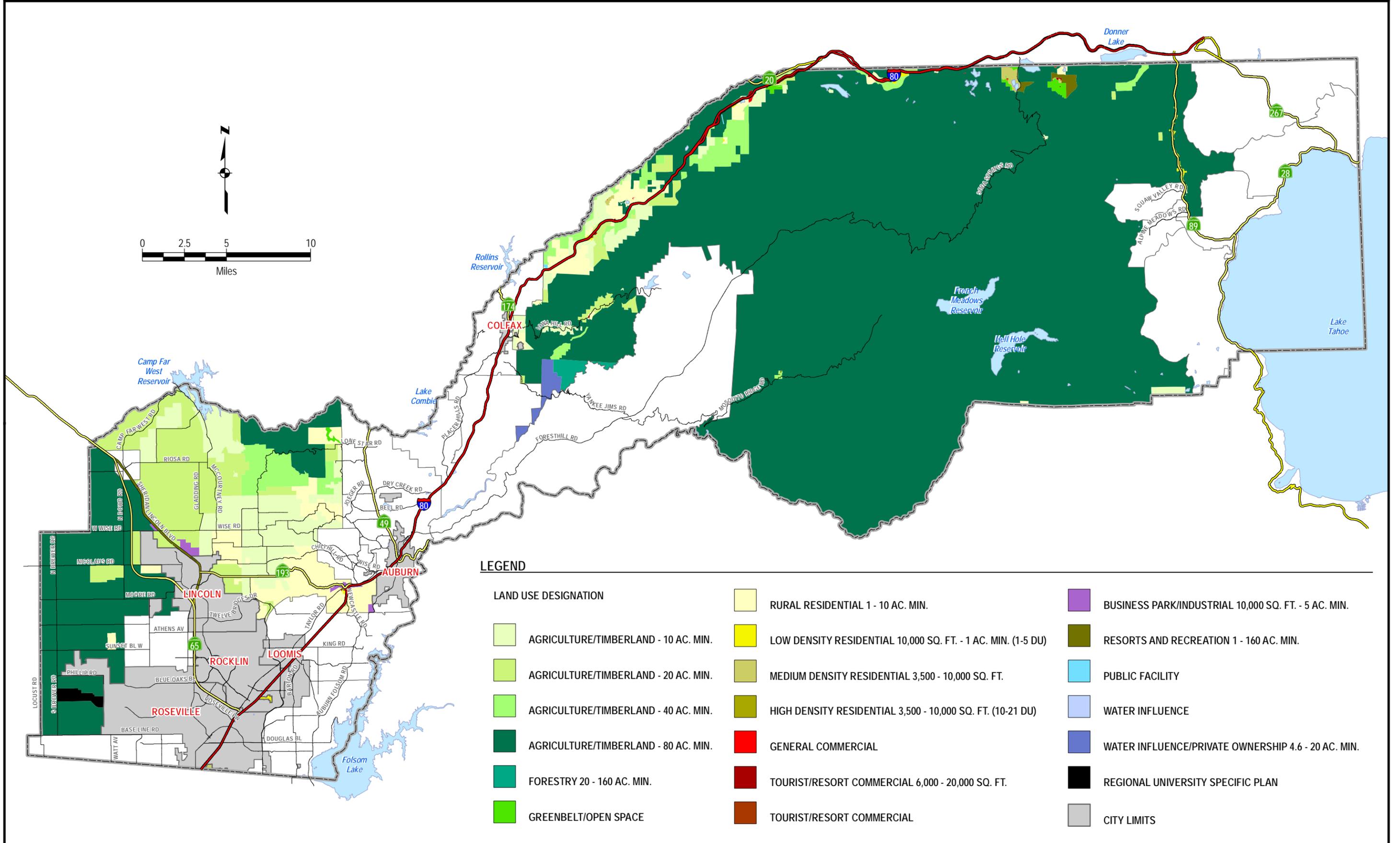


LEGEND

- | | | | | | |
|---|-------------------------|---|----------------------------------|---|----------------------------|
|  | AGRICULTURE |  | MIXED USE |  | TIMBERLAND |
|  | COMMERCIAL/PROFESSIONAL |  | PUBLIC/QUASI PUBLIC |  | URBAN/SUBURBAN RESIDENTIAL |
|  | GREENBELT/OPEN SPACE |  | RURAL RESIDENTIAL |  | BASIN PLAN |
|  | INDUSTRIAL |  | SPECIFIC PLAN/SPECIAL STUDY AREA |  | CITY |

PLACER COUNTY GENERAL PLAN LAND USE

Figure 1-2



LEGEND

LAND USE DESIGNATION

	RURAL RESIDENTIAL 1 - 10 AC. MIN.		BUSINESS PARK/INDUSTRIAL 10,000 SQ. FT. - 5 AC. MIN.
	AGRICULTURE/TIMBERLAND - 10 AC. MIN.		LOW DENSITY RESIDENTIAL 10,000 SQ. FT. - 1 AC. MIN. (1-5 DU)
	AGRICULTURE/TIMBERLAND - 20 AC. MIN.		MEDIUM DENSITY RESIDENTIAL 3,500 - 10,000 SQ. FT.
	AGRICULTURE/TIMBERLAND - 40 AC. MIN.		HIGH DENSITY RESIDENTIAL 3,500 - 10,000 SQ. FT. (10-21 DU)
	AGRICULTURE/TIMBERLAND - 80 AC. MIN.		GENERAL COMMERCIAL
	FORESTRY 20 - 160 AC. MIN.		TOURIST/RESORT COMMERCIAL 6,000 - 20,000 SQ. FT.
	GREENBELT/OPEN SPACE		TOURIST/RESORT COMMERCIAL
			PUBLIC FACILITY
			WATER INFLUENCE
			WATER INFLUENCE/PRIVATE OWNERSHIP 4.6 - 20 AC. MIN.
			REGIONAL UNIVERSITY SPECIFIC PLAN
			CITY LIMITS

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

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

*Minimum lot size within range determined by zoning

**Only one principal dwelling allowed per lot

IMPLEMENTATION OF LAND USE DESIGNATIONS

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

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

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

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

LAND USE BUFFER ZONE STANDARDS

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

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

PLANNING STANDARDS

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

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

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

TABLE 1-4
MINIMUM AGRICULTURE/TIMERBLAND BUFFER ZONE WIDTH

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

¹ Residential structures prohibited; non-habitable accessory structures permitted.

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

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

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

- a. **Buffer Dimensions:** Sensitive habitat buffers shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of the sensitive habitats to be protected. (See also policy 6.A.1.)
- b. **Uses Allowed in Buffer:** Open space and recreational uses including undeveloped greenbelts, nature preserves, parks, hiking trails and bicycle paths. No land use allowed within the buffer that involves grading or the removal of natural vegetation shall be located any closer than 50 feet to the top of a stream bank or to the outermost extent of riparian vegetation, wetland, or other identified habitat, whichever is greater.

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

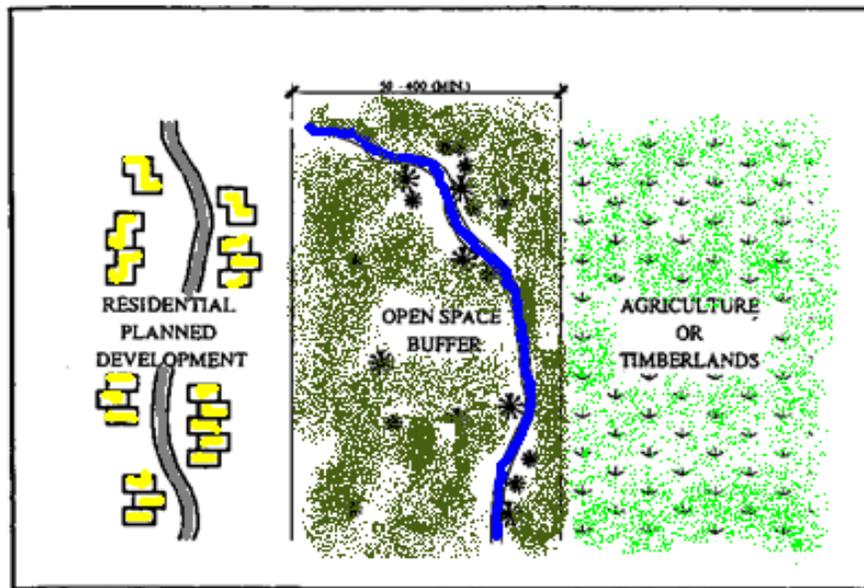


FIGURE 1-4
AGRICULTURE/TIMBERLAND BUFFER ZONE
Urban/Suburban Residential with Rural Residential Buffer

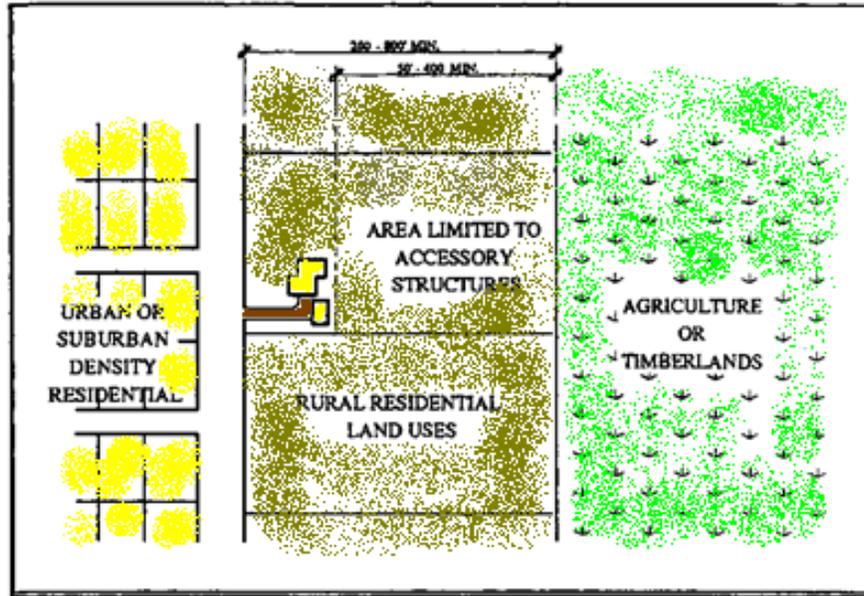
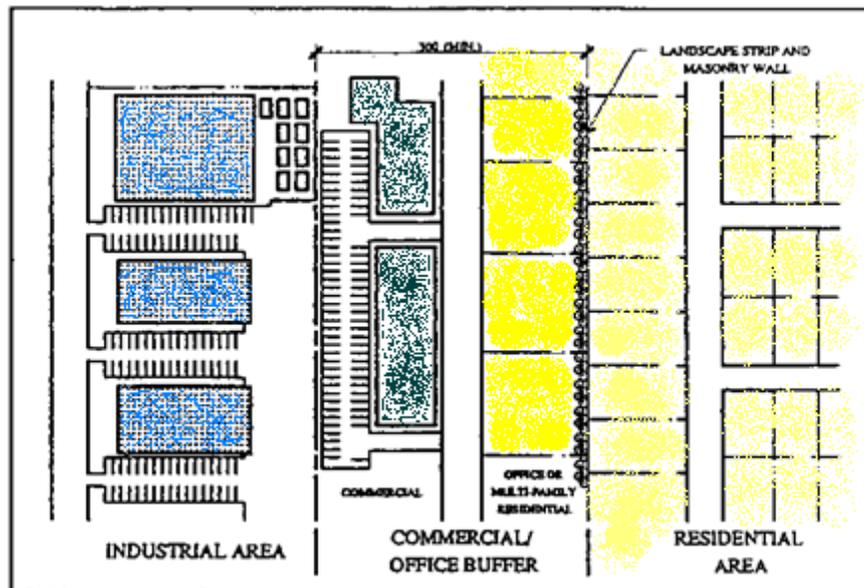
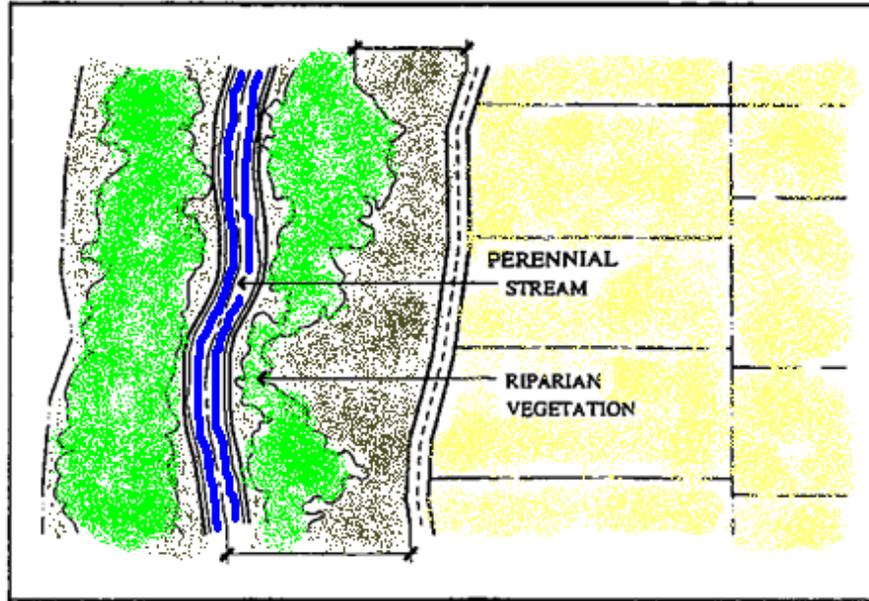


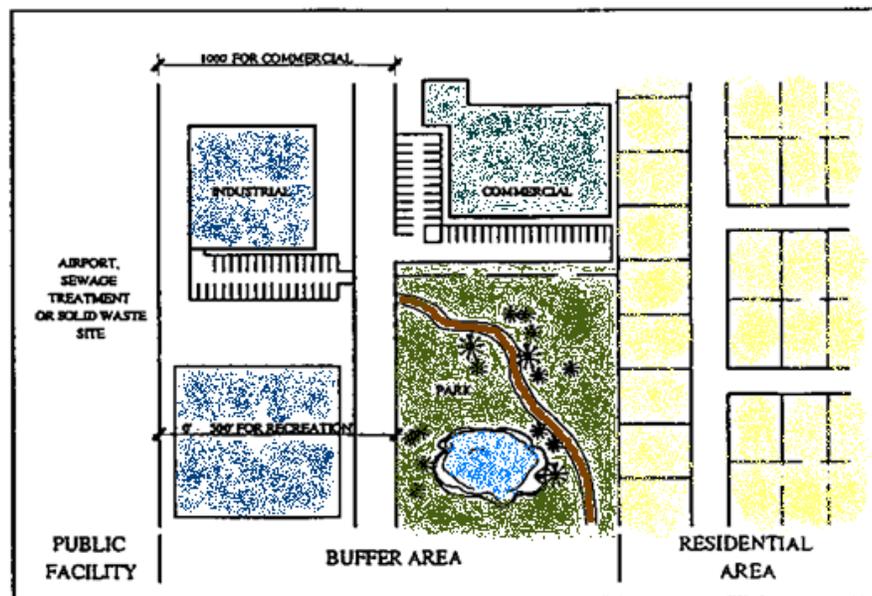
FIGURE 1-5
INDUSTRIAL BUFFER ZONE



**FIGURE 1-6
SENSITIVE HABITAT BUFFERS**



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



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

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

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

¹ See also comprehensive land use plans (CLUPs) for airports.

² Buffer required for non-airport related commercial uses only.

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

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

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

BUFFER ZONE PRESERVATION

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

CIRCULATION PLAN DIAGRAM AND STANDARDS

ROADWAY SYSTEM

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

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

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

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

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

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

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

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

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

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

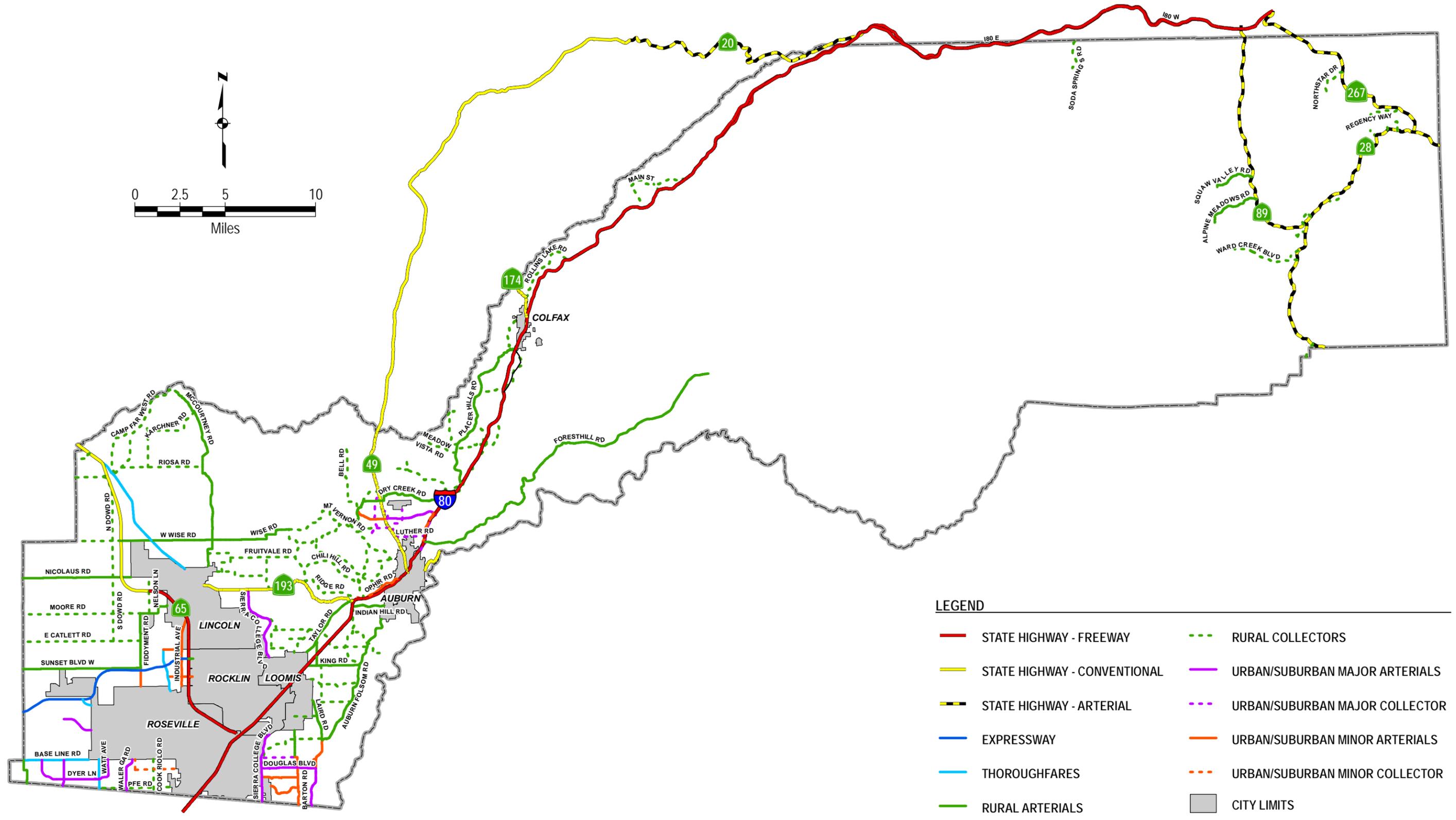
**TABLE 1-6
GENERAL ROADWAY STANDARDS BY FUNCTIONAL CLASS**

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

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

CIRCULATION PLAN DIAGRAM

Figure 1-8



LEGEND	
	STATE HIGHWAY - FREEWAY
	STATE HIGHWAY - CONVENTIONAL
	STATE HIGHWAY - ARTERIAL
	EXPRESSWAY
	THOROUGHFARES
	RURAL ARTERIALS
	RURAL COLLECTORS
	URBAN/SUBURBAN MAJOR ARTERIALS
	URBAN/SUBURBAN MAJOR COLLECTOR
	URBAN/SUBURBAN MINOR ARTERIALS
	URBAN/SUBURBAN MINOR COLLECTOR
	CITY LIMITS

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

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

**TABLE 1-7
FUNCTIONAL CLASSIFICATIONS**

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

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

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

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

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

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

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

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

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

TRANSIT DEVELOPMENT CORRIDORS

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

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

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

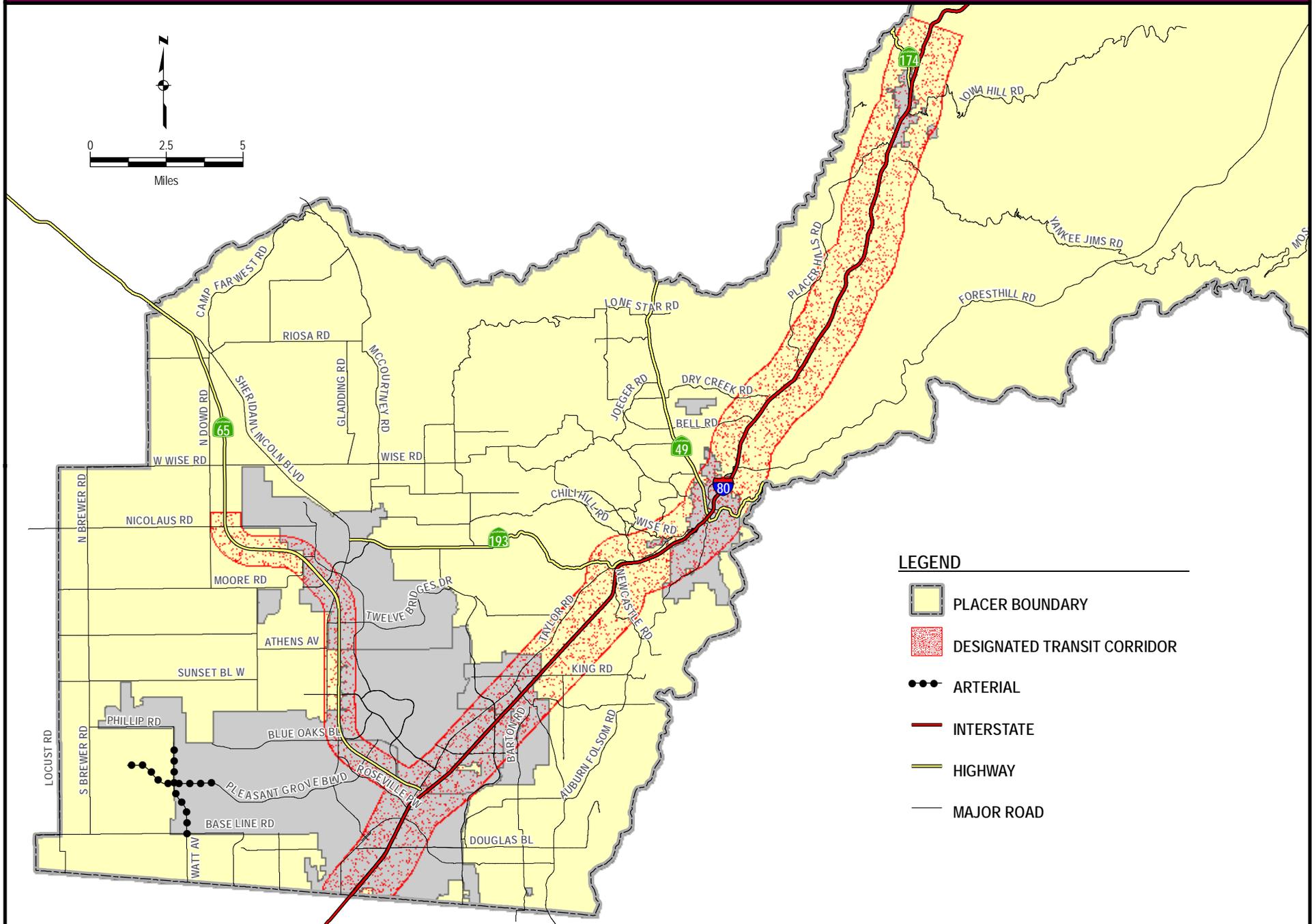
As described above, the *transit development corridor* designation is intended to facilitate the development of land use and design standards that promote the viability of high-capacity transit in those corridors where there is a significant amount of undeveloped or redevelopable land. This does not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

TABLE 1-8
DESIGNATED TRANSIT DEVELOPMENT CORRIDORS

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

DESIGNATED TRANSIT CORRIDORS

Figure 1-9



LEGEND

- PLACER BOUNDARY
- DESIGNATED TRANSIT CORRIDOR
- ARTERIAL
- INTERSTATE
- HIGHWAY
- MAJOR ROAD

Part II

**Goals, Policies, and Implementation
Programs**

Section 1

Land Use

SECTION 1

LAND USE

GENERAL LAND USE

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

Policies

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

RESIDENTIAL LAND USE

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

Policies

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

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

COMMERCIAL LAND

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

General Commercial Areas Policies

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

Downtown Areas/Village Centers Policies

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

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

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

Implementation Programs

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

INDUSTRIAL LAND USE

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

Policies

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

PUBLIC AND QUASI-PUBLIC FACILITIES, INFRASTRUCTURE

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

Policies

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

RECREATION LAND USE

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

Policies

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

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

AGRICULTURAL LAND USE

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

Policies

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

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

OPEN SPACE, HABITAT, AND WILDLIFE RESOURCES

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

Policies

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

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

MINERAL RESOURCES

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

Policies

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

Implementation Programs

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

Responsibility: Planning Services Division
 Planning Commission
 Board of Supervisors

Time Frame: Ongoing

Funding: General Fund

VISUAL AND SCENIC RESOURCES

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

Policies

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

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

SCENIC ROUTES

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

Policies

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

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

Implementation Programs

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

Responsibility: Planning Services Division

Time Frame: Ongoing

Funding: General Fund

JOBS-HOUSING BALANCE

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

Policies

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

Implementation Programs

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

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

Responsibility: Planning Services Division
Economic Development

Time Frame: Ongoing

Funding: General Fund

ECONOMIC DEVELOPMENT

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

Countywide Policies

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

South Placer Policies

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

Foothill Policies

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

High Sierra Policies

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

Implementation Programs

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

DEVELOPMENT FORM AND DESIGN

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

Policies

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

Implementation Programs

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

Responsibility: Planning Services Division
Engineering and Surveying Division

Time Frame: FY 94-95

Funding: General Fund

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

Responsibility: Planning Services Division
Engineering and Surveying Division

Time Frame: Ongoing

Funding: General Fund

DISADVANTAGED COMMUNITIES

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

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

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

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

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

Section 2 Housing

SECTION 2

HOUSING

INTRODUCTION

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

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

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

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

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

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

HOUSING ELEMENT REQUIREMENTS

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

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

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

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

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

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

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

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

Section I: Needs Assessment

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

Section II: Resource Inventory

- A. Availability of Land and Services

- B. Inventory of Local, State, and Federal Housing and Financing Programs
 - C. Energy Conservation Opportunities
- Section III: Potential Housing Constraints
- A. Potential Governmental Constraints
 - B. Potential Non-Governmental Constraints
- Section IV: Evaluation
- A. Housing Accomplishments
 - B. Review of Existing (2003) Housing Element

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

RHNA ALLOCATION

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

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

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

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

HOUSING GOALS, POLICIES AND PROGRAMS

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

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

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

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

Policy: Specific statement guiding action and implying clear commitment.

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

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

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

A. NEW RESIDENTIAL CONSTRUCTION

Goal A

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

Policies

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

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

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

Programs

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

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

A-5 INFILL DEVELOPMENT

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

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

A-6 INFILL PROJECTS

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

Responsibility: Planning Services Division
 Timeframe: July 2010
 Funding: General Fund
 Quantified Objective: 160 units (110 affordable units)

A-7 MINIMUM DENSITY STANDARD

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

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

A-8 FEES

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

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

B. Affordable Housing

Goal B

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

Policies

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

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

Programs

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

following:

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

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

Timeframe: December 2011

Funding: General Fund

B-4 DENSITY BONUS

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

Responsibility: Planning Services Division

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

Funding: General Fund

Quantified Objective: 50 units

B-5 FEE WAIVERS

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

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

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

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

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

B-6 HOUSING TRUST FUND

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

Responsibility: Planning Services Division

Timing: Ongoing

Funding: In-lieu fees

Quantified Objective: 150 units

B-7 PRIVATE FINANCING

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

Responsibility: Planning Services Division

Timing: Ongoing

Funding: General Fund

B-8 STATE AND FEDERAL FUNDS

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

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

Timeframe: Ongoing, depending on funding programs; promotional material will be prepared and utilized within six months after adoption of the

Housing Element

Funding: General Fund, Technical Assistance Grants

Quantified Objective: 100 units

B-9 AFFORDABLE HOUSING PROGRAM

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

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

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

Responsibility: Planning Services Division

Timeframe: FY 2008/2009

Funding: General Fund

B-10 PRIORITY PROCESSING

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

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

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

Timeframe: FY 2009/2010

Funding: General Fund

- B-11 SECOND UNITS**
 The County shall amend the zoning ordinance to allow accessory apartments, such as detached units over garages, by right within all residential zones to provide another source of affordable housing. The amendments will ensure that the County's Zoning Ordinance is consistent with State law requirements for second units. Additionally, the County shall consider streamlining the approval process for secondary units, as well as allowing second units on smaller parcels than what is currently allowed.
 Responsibility: Planning Services Division
 Timeframe: December 2009
 Funding: General Fund
 Quantified Objective: 250 units
- B-12 LAND BANKING**
 The County shall investigate land banking as a method to provide sites for affordable housing by undertaking the following process:
- Updating the County-owned sites inventory;
 - Conducting a land inventory of publicly owned land and examine the feasibility of use for housing development;
 - Contacting other agencies and organizations, such as public agencies, lending institutions, school districts, service organizations, religious institutions, and other landowners, to identify potential sites for acquisition;
 - Continuing to work with the Placer Collaborative Network on establishing a Housing Land Trust;
 - Including land donations as an option to developers in meeting inclusionary housing requirements;
 - Evaluating the use of redevelopment set-aside funds and housing trust funds for securing sites;
 - Evaluating how appropriate sites would be made available to developers at a reduced cost in exchange for the provision of affordable housing units; and,
 - Seeking input from housing developers and the community on program objectives and constraints.
- Responsibility: Planning Services Division
 Timeframe: FY 2009/2010
 Funding: General Fund, Housing Trust Fund
- B-13 PUBLICIZE FORECLOSURE ASSISTANCE PROGRAMS**
 The County shall publicize information on the County website about existing toll-free foreclosure assistance hotlines, foreclosure counseling, foreclosure prevention programs, and other resources available for residents facing possible foreclosures.
 Responsibility: Health and Human Services Department
 Timeframe: Complete
 Funding: General Fund
- B-14 MULTI-FAMILY HOUSING ON COMMERCIAL SITES**
 To facilitate the construction of high-density housing on commercially-zoned sites, the County shall consider amending the zoning ordinance provisions for multi-family housing use. These revisions may include amending the zoning ordinance to allow

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

Responsibility: Planning Services Division

Timeframe: December 2009

Funding: General Fund

C. Housing in the Tahoe Basin

Goal C

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

Policies

C-1 The County shall encourage the Tahoe Regional Planning Agency (TRPA) to: (a) strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Lake Tahoe Region and (b) change its regulations to permit second residential units.

C-2 The County shall require new development in the Sierra Nevada and Lake Tahoe areas to provide for employee housing equal to at least 50 percent of the housing demand generated by the project. If the project is an expansion of an existing use, the requirement shall only apply to that portion of the project that is expanded (e.g., the physical footprint of the project or an intensification of the use).

Employee housing shall be provided for in one of the following ways:

- Construction of on-site employee housing;
- Construction of off-site employee housing;
- Dedication of land for needed units; and/or
- Payment of an in-lieu fee.

C-3 The County shall work with the Tahoe Regional Planning Agency (TRPA) to encourage the construction of larger units (i.e., three or more bedrooms) for families in the Kings Beach area.

Programs

C-1 TRPA CODE CHANGES
The County shall continue to work with TRPA to establish a framework for consideration of changes to the TRPA Code of Ordinances that will facilitate the construction of affordable and workforce housing. Such efforts may include:

- Relaxing TRPA development codes for affordable housing developments and second residential units;
- Increasing the density bonus and base land coverage for affordable housing developments to make them more financially feasible;
- PAS amendments to allow more opportunities for multi-family housing in the basin; and/or
- Flexibility in applying the October to May building ban to rehabilitation of affordable housing, such as low-income households served in the CDBG program.

Responsibility: Planning Services Division

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

C-2 EMPLOYEE HOUSING PROGRAM

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

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

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

C-3 LEGISLATIVE PLATFORM

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

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

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

C-4 NEW MECHANISMS FOR WORKFORCE HOUSING

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

Responsibility: Planning Services Division

Timeframe: FY 2008/2009
 Funding: General Fund

- C-5 COOPERATION FOR WORKFORCE HOUSING
 The County shall continue to meet with surrounding jurisdictions in the Tahoe Basin to discuss workforce housing issues and develop cooperative strategies that address identified workforce housing needs.

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

- C-6 DOWN-PAYMENT ASSISTANCE PILOT PROGRAM
 The County shall work with employers in the Eastern Sierra portion of the county to establish a down payment assistance program in which employers provide deferred mortgages for workers who wish to purchase existing homes in the Eastern Sierra and are qualified first-time homebuyers. Workers participating in the pilot program shall agree to share the future equity from market appreciation with the employer sponsoring the mortgage.

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

D. Conservation/Rehabilitation

Goal D

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

Policies

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

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

Programs

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

- D-3 **MOBILE HOME PARK CONVERSION ORDINANCE**
 The County shall consider providing incentives for the preservation of mobile home parks. Incentives may include the following:
- waiver of building permit and other processing and inspection fees for maintaining or improving a mobile home park;
 - financial assistance for infrastructure and other park improvements through local, State, and Federal funds;
 - technical and financial assistance (e.g., state aid from the Mobilehome Park Resident Ownership Program) to park residents who wish to purchase, improve, and manage their mobile home parks; and/or,
 - relocation assistance.
- Responsibility: Planning Services Division
 Timeframe: Ongoing
 Funding: General Fund
 HOME funds
 CDBG funds
 Mobilehome Park Resident Ownership Program funds

E. Preservation of At-Risk Units

Goal E

Preserve all at-risk units within the unincorporated County.

Policies

- E-1 The County shall strive to preserve all at-risk dwelling units in the unincorporated County.
- E-2 The County shall require at least two years notice prior to the conversion of any deed-restricted affordable units to market rate in any of the following circumstances:
- The units were constructed with the aid of government funding;
 - The units were required by an affordable housing program;
 - The project was granted a density bonus; and/or,
 - The project received other incentives.

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

Programs

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

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

F. Special Needs

Goal F

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

Policies

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

including the density bonus ordinance and priority processing.

Programs

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

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

Responsibility: Planning Services Division

Timeframe: Complete

Funding: General Fund

G. Homeless Persons

Goal G

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

Policies

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

Programs

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

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

Responsibility: Planning Services Division
Health and Human Services

Timeframe: Complete

Funding: General Fund/other

G-3 ZONING FOR EMERGENCY SHELTERS

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

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

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

Responsibility: Planning Services Division

Timeframe: Complete

Funding: General Fund

G-4 SINGLE ROOM OCCUPANCY (SRO) UNITS

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

Responsibility: Planning Services Division

Timeframe: Spring 2013

Funding: General Fund

H. Energy Conservation

Goal H

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

Policies

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

extent feasible.

- H-3 The County shall provide incentives, such as streamlined and expedited approval processes, for housing built using green building standards.
- H-4 The County shall continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical.

Programs

H-1 ENERGY EFFICIENT HOMES

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

Responsibility: Building Division

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

Funding: General Fund

H-2 ENERGY EFFICIENT LAND USE

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

Responsibility: Planning Services Division

Timeframe: Ongoing

Funding: General Fund

H-3 GREEN BUILDING INCENTIVE PROGRAM

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

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

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

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

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

I. Equal Opportunity

Goal I

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

Policies

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

Programs

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

J. Implementation Monitoring

Goal J

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

Policies

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

Programs

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

Quantified Objectives

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

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

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

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

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

² Estimated based on adoption of new Infill Overlay zoning designation and Infill Incentive Ordinance

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

⁴ Estimated based on historical use of the density bonus.

⁵ Estimated based on available funds in the Housing Trust Fund

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

⁷ Assumes all second units will be affordable to moderate-income households.

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

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

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

Source: Placer County, and Mintier & Associates

Section 3

Transportation and Circulation

SECTION 3

TRANSPORTATION AND CIRCULATION

STREETS AND HIGHWAYS

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

Policies

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

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

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

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

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

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

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

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

Implementation Programs

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

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

TRANSIT/ALTERNATIVE MODES OF TRANSPORTATION

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

Policies

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

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

Implementation Programs

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

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

- 3.17. The County shall participate in a multi-modal corridor study of the I-80 corridor that will explore improvements to passenger rail service and high occupancy vehicle (HOV) facilities to maximize the person-carrying capacity of the corridor.
- Responsibility: Department of Public Works
 Time Frame: Ongoing
 Funding: Road Fund

TRANSPORTATION SYSTEMS MANAGEMENT (TSM)

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

Policies

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

Implementation Programs

- 3.18. The County shall regularly monitor performance under its Trip Reduction Ordinance (TRO) and shall periodically review its TRO and revise it as necessary.
- Responsibility: Department of Public Works
 Board of Supervisors
 Time Frame: Ongoing
 Funding: Grants
 Road Funds
- 3.19. The County shall work with Placer County cities and other agencies, such as Sacramento RIDESHARE and Placer County Transportation Planning Agency (PCTPA), in developing programs and facilities.
- Responsibility: Department of Public Works
 Board of Supervisors
 Time Frame: Ongoing
 Funding: Grants
 Road Funds

NON-MOTORIZED TRANSPORTATION

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

Policies

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

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

Implementation Programs

- 3.20. The County shall review and revise its Bikeways/Trails Master Plan consistent with the General Plan.
Responsibility: Department of Public Works

- Department of Facility Services – Parks Division
- Time Frame: Ongoing Updates
- Funding: Grants
Road Funds
- 3.21. The County shall require that bikeways recommended in the Bikeways/Trails Master Plan be developed when roadway projects are constructed and when street frontage improvements are required of new development.
- Responsibility: Department of Public Works
Department of Facility Services – Parks Division
- Time Frame: Ongoing
- Funding: Developer fees
Road Fund
Grants
- 3.22. The County shall continue to use state standards as guidelines for construction of bicycle lanes and bicycle trails.
- Responsibility: Department of Public Works
Department of Facility Services – Parks Division
- Time Frame: Ongoing
- Funding: N/A
- 3.23. The County shall prepare and periodically update an easy-to-use bicycle route map and shall make it available to County residents and employees.
- Responsibility: Department of Public Works
Department of Facility Services – Parks Division
- Time Frame: Completed
- Funding: Road Fund
- 3.24. The County should develop and adopt standards for bicycle, pedestrian, and equestrian facilities. These standards should vary by types of land use and terrain.
- Responsibility: Department of Public Works
Department of Facility Services – Parks Division
Board of Supervisors
- Time Frame: Completed
- Funding: General Fund
- 3.25. Any roadway in Placer County which is to be newly constructed or substantially reconstructed must be designed and constructed to:
- a) Provide for the safety and convenience of all users and all ages and of all abilities: pedestrians, bicyclists, transit users, and motorists; and,
 - b) Address the needs of all users both along roadway corridors and crossing the corridors.
- Responsibility: Department of Public Works
Engineering and Surveying Division
- Time Frame: Ongoing
- Funding: Road Fund

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

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

Time Frame: Ongoing

Funding: General Fund

GOODS MOVEMENT

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

Policies

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

Implementation Programs

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

AIR TRANSPORTATION

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

Policies

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

Implementation Programs

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

Section 4

Public Facilities and Services

SECTION 4

PUBLIC FACILITIES AND SERVICES

GENERAL PUBLIC FACILITIES AND SERVICES

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

Policies

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

Implementation Programs

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

- Department of Public Works
Department of Facility Services
Planning Services Division
- Time Frame: Ongoing/Annually
- Funding: Community Service Areas
Road Fund
General Fund
- 4.3. The County should ensure that capital improvement programs (CIPs) or area facilities plans are prepared in conjunction with new community plans and specific plans and annually-updated. These CIPs should identify improvement needs for the succeeding five-year period.
- Responsibility: County Executive Office
Department of Public Works
Planning Services Division
- Time Frame: Ongoing
- Funding: Permit Fees
General Fund
- 4.4. The County shall continue to require developers to obtain will-serve letters from all providers of public facilities and services to new development.
- Responsibility: Project Proponents
- Time Frame: Ongoing (letters to be provided prior to final project approval)
- Funding: N/A
- 4.5. The County shall establish a program which creates underground conversion districts and establishes priorities for the undergrounding of utilities within specified scenic corridors. The program shall also adopt an ordinance for the payment of in-lieu fees where it is infeasible to underground.
- Responsibility: Department of Public Works
- Time Frame: Partially completed; Ongoing
- Funding: General Fund
Permit Fees

PUBLIC FACILITIES AND SERVICES FUNDING

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

Policies

- 4.B.1. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.
- 4.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

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

Implementation Programs

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

WATER SUPPLY AND DELIVERY

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

Policies

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

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

Implementation Programs

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

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

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

SEWAGE CONVEYANCE, TREATMENT, AND DISPOSAL

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

Policies

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

- 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, 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
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
Engineering and Surveying Division
Building Services Division
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
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 contactors 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):
- a. 1:1,000 for unincorporated areas
 - b. 1:7 for jail population
 - c. 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 impactation.
- 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
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: 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: 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
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: Planning Services Division
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: Parks Division
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
 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
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: Parks Division
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: 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: 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: 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: 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: 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: 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: 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: 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:
- a. High erosion hazard areas;
 - b. Scenic and trail corridors;
 - c. Streams, riparian vegetation;
 - d. 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: 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
 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: 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: 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: 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: 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: 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:

- a. 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;
- b. Encouraging existing fueling stations in the County to provide clean fuels such as methanol and LPG; and
- c. 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: 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: 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: 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: 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
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.I., Fire Protection Services.]

AIRPORT HAZARDS

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

Policies

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

Implementation Programs

- 8.9. 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: 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
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: 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: 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: 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: 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
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
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: Planning Services Division
 Department of Public Works
 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
 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: 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,

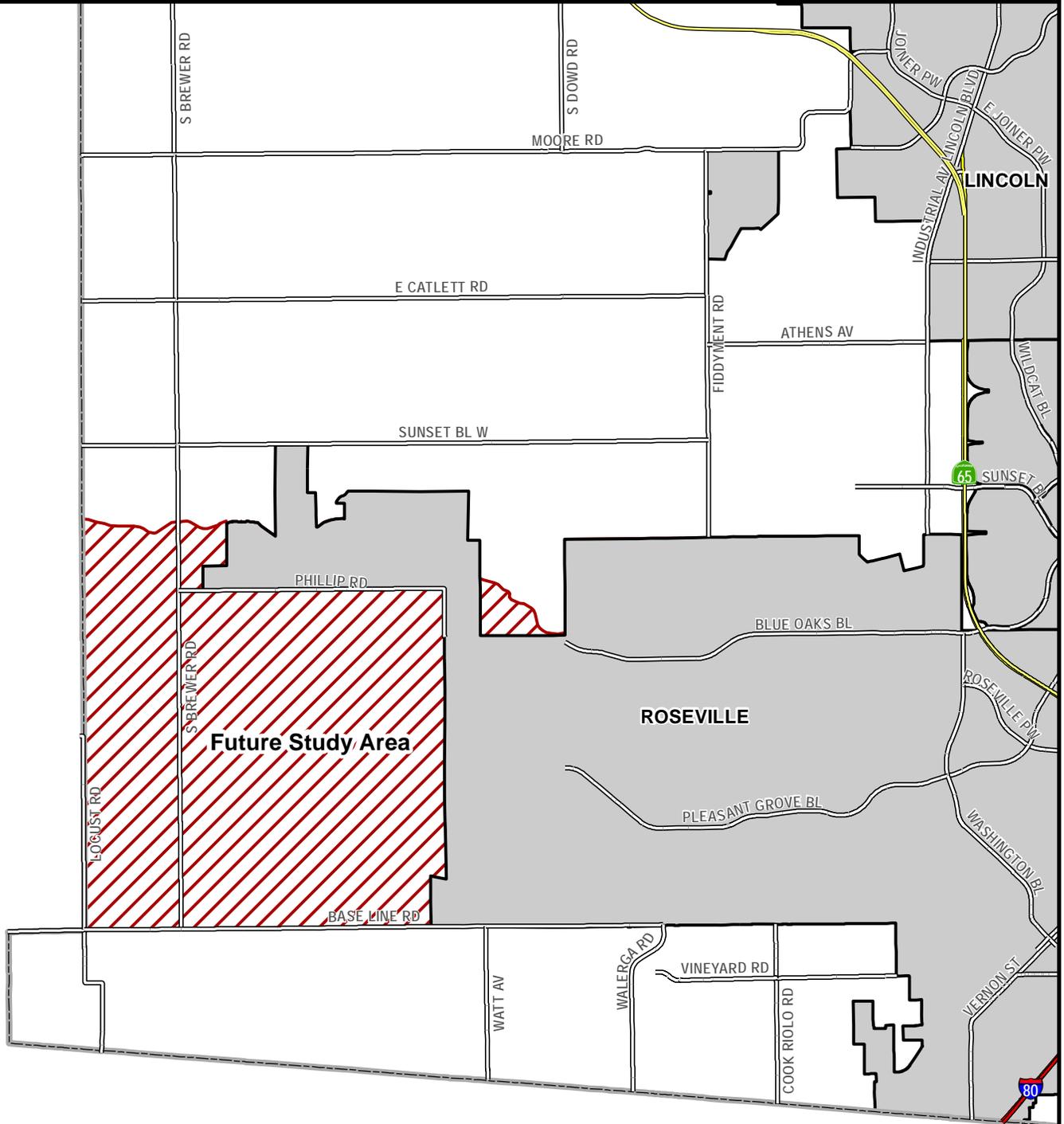
bikeway and pedestrian facilities, and transit facilities (e.g., turn-outs, shelters, storage and maintenance buildings, parking areas for transit and car-pooling, and mode transfer facilities).

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.

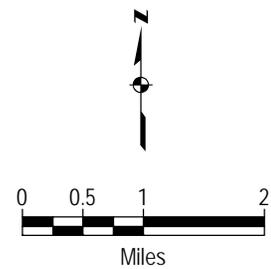
FUTURE STUDY AREA

Figure III-1



LEGEND

-  FUTURE STUDY AREA
-  CITY LIMITS



Appendixes

Appendix A
 Holding Capacity of the General Plan

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

Land Use Designation	Acres	Minimum Lot Area		D.U. per Acre		Maximum Non-Res FAR	Potential Lots @ Max. Lot Area		Total Potential Units @ Min. DU/Acre		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	n/a
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/Ind'l:	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	See Regional University Specific Plan									
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	See the Applicable Community Plans									
Unincorporated Total:	898,129	See the Applicable City General Plans									
Cities	62,641										
COUNTY TOTAL:	960,770										

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

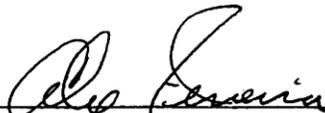
In the matter of A RESOLUTION ADOPTING
THE PLACER COUNTY GENERAL PLAN
(GPA-299)

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

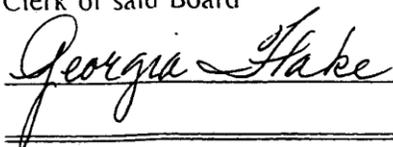
- Ayes Ozenick, Lichau, Uhler, Ferreira
- Noes Bloomfield
- Absent. None

Signed and approved by me after its passage



Chairman, Board of Supervisors

Attest
Clerk of said Board



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

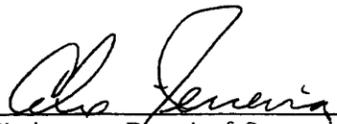
In the matter of: **A RESOLUTION TO CERTIFY
THE PLACER COUNTY GENERAL PLAN EIR AND
ADOPT THE FINDINGS (GPA-299)**

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

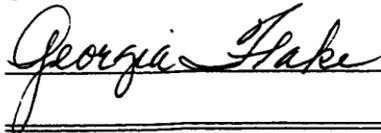
- Ayes: Ozenick, Lichau, Uhler, Ferreira
- Noes: Bloomfield
- Absent: None

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

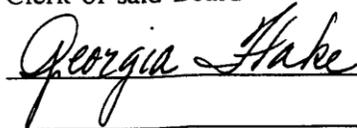
Absent: None

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

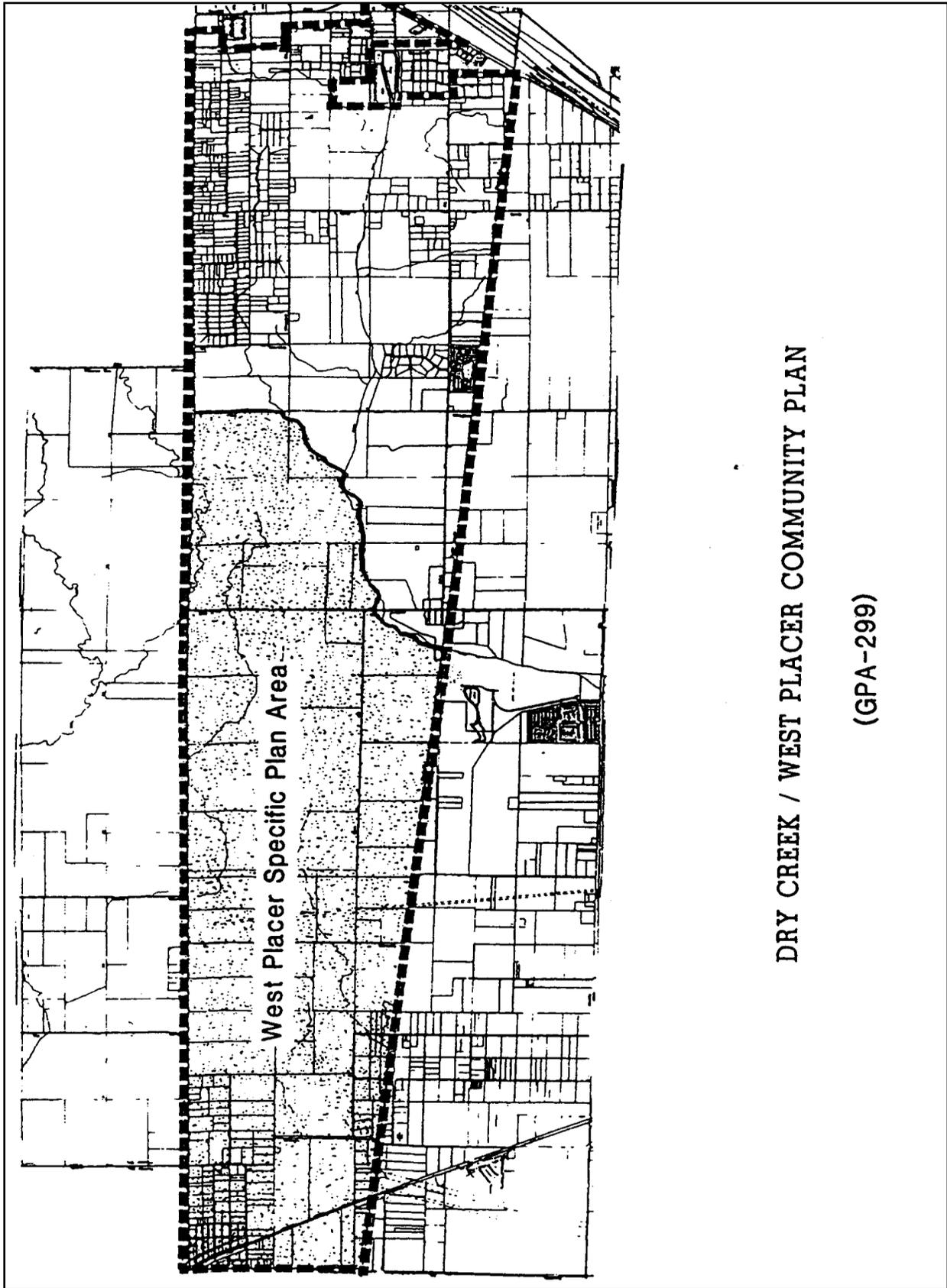
traffic.

- 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. Building 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.



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
of the County of Placer at a regular meeting held JUNE 30 , 1992

by the following vote on roll call:

Ayes: OZENICK, FERREIRA, BELAND, HOGG, FLUTY

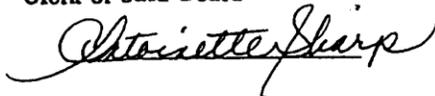
Noes: NONE

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

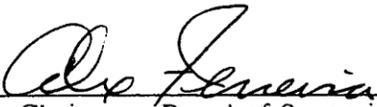
In the matter of: **A RESOLUTION DECLARING THAT
THE ADOPTED PLANS LISTED BELOW ARE NOT
ELEMENTS OF THE PLACER COUNTY GENERAL
PLAN (GPA-299)**

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:

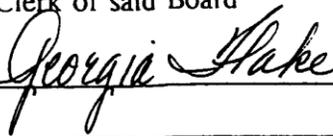
- Ayes: Ozenick, Lichau, Uhler, Bloomfield, Ferreira
- Noes: None
- Absent: None

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

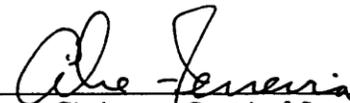
In the matter of: **AN ORDINANCE AMENDING
THE PLACER COUNTY ZONING ORDINANCE,
CHAPTER 30, PLACER COUNTY CODE
(REA-839)**

First Reading August 16, 1994

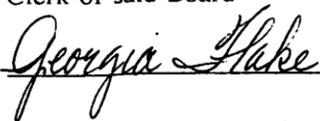
The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held September 6, 1994, by the following vote on roll call:

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



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.