

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

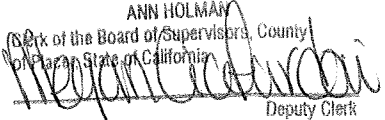
In the matter of: A RESOLUTION AMENDING
THE FORESTHILL DIVIDE COMMUNITY PLAN

Resolution No. 2011- 203

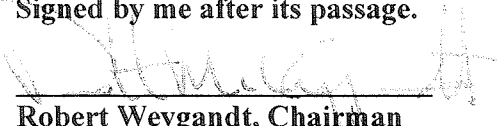
The following resolution was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held July 12, 2011,
by the following vote:

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

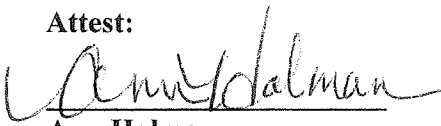
THE FOREGOING INSTRUMENT IS A CORRECT
COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
ATTEST

ANN HOLMAN
Clerk of the Board of Supervisors, County
of Placer, State of California

Deputy Clerk

Signed by me after its passage.


Robert Weygandt, Chairman

Attest:


Ann Holman
Clerk of said Board

WHEREAS, on December 9, 2008, the Board of Supervisors certified a Final Environmental Impact Report and adopted a Statement of Findings, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Plan, and based thereon adopted the updated Foresthill Divide Community Plan, superseding and replacing in all respects the 1981 Foresthill General Plan, and

WHEREAS, on June 9, 2011, the Placer County Planning Commission ("Planning Commission") held a public hearing to consider certain proposed amendments to the Foresthill Divide Community Plan, and

WHEREAS, on July 12, 2011, the Board held a public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed Community Plan amendments, and

WHEREAS, the Board has reviewed the proposed Community Plan, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has approved the Addendum to the Final Environmental Impact Report for the Foresthill Divide Community Plan, and

WHEREAS, the Board finds the proposed amendments will serve to protect and enhance the health, safety and general welfare of the residents of the Foresthill Divide Community Plan area and the County as a whole, and

WHEREAS, the Board further finds the proposed amendments are consistent with the provisions of the General Plan, the remainder of the Foresthill Divide Community Plan, and in compliance with applicable requirements of State law, and

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law, and

WHEREAS, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the amendments to the Foresthill Divide Community Plan, as set forth in Exhibit A, attached hereto and incorporated herein by reference, are hereby adopted, and

BE IT FURTHER RESOLVED, that this Resolution shall take force and become effective immediately.

Exhibit A

Amendments to the Foresthill Divide Community Plan

1. The following new Goal and Policies shall be added to Section III, Community Development Element, Section A, Population and Housing:

Goal 3.A.4: Establish a maximum population for the Foresthill Divide Community Plan area compatible with the infrastructure and the environmental and physical constraints of the Foresthill Divide.

Policy 3.A.4-1: The population of the Foresthill Divide Community Plan area shall not exceed 22,010 persons, assuming a ratio of 2.5 persons per dwelling unit for purposes of calculating population. When the population reaches the level specified in Policy 3.A.4-2, the County may adopt measures to ensure that the maximum population of this policy is not exceeded.

Policy 3.A.4-2: No later than 2028, which is two (2) years before the Foresthill Divide Community Plan horizon year of 2030, or at such time as the population within the Community Plan area exceeds 16,500 persons or 6,600 dwelling units, whichever date or threshold occurs first, the County shall initiate a public process to consider the review and update of the Community Plan and, based upon a totality of the circumstances, determine whether an update of the Community Plan should be undertaken.

2. The following new Policy shall be added to Section III, Community Development Element, Section D, Public Facilities, Part 6, Fire Protection:

Policy 3.D.13-17: The County shall require (a) new residential development that is located in high fire risk areas (meaning areas designated by CalFire as being in a High or Very High Fire Hazard Severity Zone) proposing more than ten (10) dwelling units and (b) new non-residential development larger than five (5) acres in area that is located in high fire risk areas to be responsible for the establishment and on-going maintenance of necessary shaded fuel breaks and other defensible space mechanisms, and shall require as a condition of such development the establishment of a funding mechanism for the costs thereof. Funding mechanisms may include, but are not limited to, a zone of benefit under a county service area, an assessment district, a mitigation fee or other funding mechanisms. The County shall coordinate any such fuel break and defensible space requirements with the applicable local fire protection agency and CalFire. County approval for new discretionary development shall include a condition to maintain defensible space consistent with State law. For projects with fewer than ten (10) dwelling units, irrespective of size, the proponent shall coordinate with the local fire agencies to determine the feasibility and practicality of appropriate ongoing fuel treatment.

3. Policy 3.D.4-1 in Section III, Community Development Element, Section D, Public Facilities, Part 4, Water Supply, shall be amended to read as follows:

non-residential development that requires new service from a public service provider, written certification from the service provider shall be required 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. The following new Policies shall be added to Section III, Community Development Element, Section D, Public Facilities, Part 3, Sewage Disposal:

Policy 3.D.3-5: The County shall not approve the use of privately owned package wastewater treatment plants to provide service to residential or non-residential development. After full environmental and regulatory review and provided that it remains owned by and subject to oversight by a public agency, a wastewater treatment plant that is financed, constructed and/or operated in accordance with the provisions of Government Code sections 5956 through 5956.10 may be permissible.

Policy 3.D.3-6: The County shall discourage the sharing of a septic system (also known as a “cluster system” or a “community system”) by two (2) parcels, and to protect the public health, safety and welfare, the County shall prohibit, to the extent permitted by law, the sharing of a septic system by more than two (2) parcels when granting a discretionary permit or approval for residential or non-residential development that requires a new septic system; provided, however, this policy does not apply to a cluster or community system which is owned and operated by a public agency.

5. The following new Goal and Policies shall be added to Section III, Community Development Element, Section C, Community Design, Part 3, Goals and Policies:

Goal 3.C.10: Promote an environmentally sustainable community that meets the present and future needs of the residents of the Foresthill Divide, enhances a healthy community, and maintains economic vitality.

Policy 3.C.10-1: The County shall promote building and development design that minimizes the emission of greenhouse gases and assists with the mitigation of the impacts of climate change by considering, and incorporating where feasible, the utilization of the following building methods and techniques in the approval of new development: energy efficient design and appliances; passive solar energy; active solar energy; sustainable building materials; reflective roofs; paving that is shaded, reflective, or turfed; third-party green building certification, and other green building practices.

Policy 3.C.10-2: The County shall investigate and promote programs to assist low- and middle-income homeowners to weatherize their homes in an energy-efficient manner.

Policy 3.C.10-3: The County shall promote the reduction of vehicle miles traveled and vehicle emissions by encouraging alternative modes of transportation, including carpooling, bicycling, and walking; promoting lower emission fuels and vehicle models; and promoting economic development in the historic core of Foresthill to build a thriving, pedestrian-safe, walkable downtown.

Policy 3.C.10-4: The County shall encourage and support the development of environmentally sustainable businesses and operations, including but not limited to a biomass utilization facility, that utilize local resources such as forest biomass materials and that provide substantial benefits to the residents of the Foresthill Divide.

6. The following two policies in Section IV, Resource Management Element, Section A, Natural Resources/Conservation/Open Space shall be amended to read as follows:

Policy 4.A.14-2: The views of proposed development from other properties shall be considered when making decisions on compatibility of the proposed development, and visual impacts of new discretionary development, including but not limited to parcel maps, shall be minimized to the maximum extent possible.

Policy 4.A-14.3: Ridge-line development, including new discretionary development on the rim of the American River canyons within the Plan area, shall be carefully reviewed to ensure that proposed structures and lighting are minimized to the maximum extent possible and do not unduly intrude into the viewshed of nearby roadways, properties, public trails and recreation lands, and the public and private viewshed of the American River.

7. Figure IV-6 in the FDCP as adopted on December 9, 2008, shall be replaced with Exhibit 1, attached hereto.

8. The following new Implementation Measure shall be added to Section IV, the Resource Management Element, Section A, Natural Resources/Conservation/Open Space:

The County shall develop design guidelines that identify measures and standards to be considered during the review and approval of, at a minimum, new discretionary development proposals within the Plan area, including but not limited to parcel maps, in order to protect and maintain visual resources within the Important Viewshed as identified in Figure IV-6. The development of the design guidelines may include a review of the area subject to the design guidelines and boundaries of the Important Viewshed as identified in Figure IV-6. The measures and standards may include, but are not limited to, ridgeline development techniques to minimize visual impacts, setbacks from ridgelines and canyon rims, construction below tree canopy height, slope protection, use of appropriate revegetation materials and methods, definition of a ridgeline and canyon rim, limits on grading, limits on slope development, use of compatible color and mass of structures, use and location of lighting to minimize visual impacts, tree protection, retention of key visual features, appropriate and inappropriate locations for structures and parcels, and clustering techniques. These measures and standards shall be developed as funding becomes available, and may be developed in conjunction with any update of the County Zoning Ordinance or the County's Subdivision Ordinance. County staff shall investigate and actively pursue opportunities for obtaining and utilizing grant funds to defray the costs of developing these standards or guidelines

Responsible Agency/Department: Planning Department

Time Frame: As funding permits, but no later than the adoption of a comprehensive update of the Countywide General Plan in effect on the date of approval of this Plan

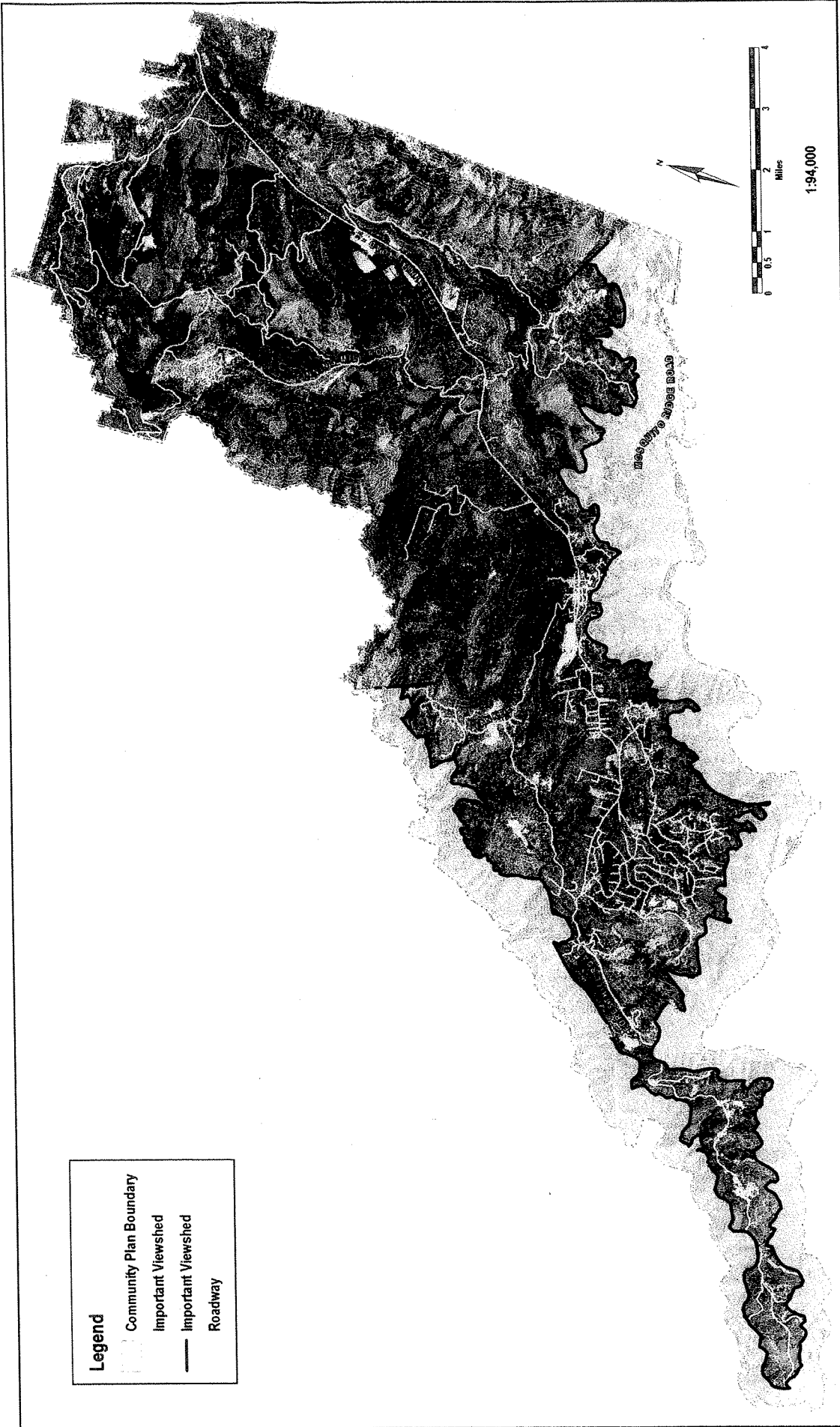
Funding: General Fund, Grant funding as available

9. Policy 4.A.13-2 in Section IV, Resource Management Element, Section A, Natural Resources/Conservation/Open Space shall be amended to read as follows:

Policy 4.A.13-2: The County shall encourage the recreation and open space potential of water features, including reservoirs, natural streams and other waterways, and recognize and minimize to the maximum extent possible, impacts to the economic and recreational value of non-motorized water dependent activities such as white water recreation, swimming, boating, fishing, water accessible campsites and gold panning.

10. The following new policy shall be added to Section IV, Resource Management Element, Section A, Natural Resources/Conservation/Open Space:

Policy 4.A.13-8: The County shall minimize impacts of private development on Federal and State open space and recreation lands.



Legend

- - - Community Plan Boundary
- Important Viewshed
- Important Viewshed Roadway

0 0.5 1 2 3 4
Miles
1:94,000

FORESTHILL DIVIDE COMMUNITY PLAN
AERIAL PHOTO & IMPORTANT VIEWSHEDS

Figure IV-6

Source: Placer County, 2010 (A/PhotosUSA)