

VI. IMPLEMENTATION

A. SUMMARY

The Foresthill Divide Community Plan will be implemented in a variety of ways. As explained below, zoning and other County land use regulations are major tools for Plan implementation. The implementation measures listed throughout the Plan will also be used as guidelines to assist with the ongoing project review and approval process within the Plan area.

Most of these implementation measures will be used to assist staff, the Foresthill Forum (MAC), Planning Commission and Board of Supervisors in evaluating and formulating recommendations for development projects once the Plan is adopted. However, some implementation measures will require adoption of subsequent ordinances, regulations, and/or guidelines to address various aspects of the development review process. Other measures will require the County to pursue new activities or programs.

To track the implementation of the FDCP, the rate of buildout of the Plan area, and to ensure that any changes or delays in implementation are recognized, it shall be a policy of the County to provide an annual report on the FDCP to the Planning Commission and Board of Supervisors.

Responsible Agency:	Planning Department
Time Frame:	Annually
Funding:	General Fund

A summary of the implementation measures requiring subsequent action includes the following:

- The County will provide information to the public regarding the efficient use of energy in the home, and ways to improve the energy efficiency of new construction. (Population and Housing, No.48)
- Coordinate with State and Federal agencies with lands in the Plan area (U.S. Bureau of Land Management, U.S. Forest Service, U.S. Board of Reclamation, California Department of Parks and Recreation) to encourage and promote their participation in implementing the vision, goals and policies of the FDCP. (Land Use, No. 7)
- Allocate capital improvement funds to the FDCP area and seek State and Federal grants to construct public improvements (e.g., trails, public parking lots) in accordance with the FDCP. (Land Use, No. 8)
- Adopt and implement the Foresthill Community Design Guidelines. (Community Design)
- The County, in consultation with school districts and other service providers, shall establish thresholds beyond which new 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, and their applicability to the proposed development. (Public Facilities, No. 2)

- The County should establish an annual monitoring and reporting program to evaluate facility capacity and service levels, and consult with LAFCo to monitor service reviews for special districts that serve the FDCP area. (Public Facilities, No. 3)
- The County should prepare a capital improvement plan (CIP) or area facilities plan for the FDCP and update it annually, allocating capital funds to the FDCP area to construct and improve public facilities in accordance with the FDCP. (Public Facilities, No. 4)
- The County will coordinate with the school districts and community college district to promote and encourage joint use of facilities and personnel. (Education/Schools, No. 4)
- The County shall make information available in brochures and on its website to educate the public about the need for modification of vegetation around structures, fuel breaks, fire breaks, greenbelts and other structural fire prevention measures. (Fire Protection, No. 7)
- Implement the public protection goals and policies of the FDCP designed to maintain and reduce response time and maintain acceptable Sheriff's Department staffing levels. (Public Protection, No. 1)
- 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. (Drainage and Water Quality, No. 1)
- The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under State and federal stormwater quality programs. (Drainage and Water Quality, No. 2)
- The County shall make information available in brochures and on its website to educate the public and developers regarding the potential impacts of development on drainage, flooding and water quality. (Drainage and Water Quality, No. 3)
- The County shall develop and adopt a drainage plan for the Core Area for application to new development projects and future capital improvements. (Drainage and Water Quality, No. 6)
- 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 include adoption of an ordinance for the payment of in-lieu fees where it is infeasible to underground. (Public Utilities, No. 1)
- The County will work with LAFCo to explore the feasibility of forming a public cemetery district within the Plan area. (Other Public Services, No. 1)
- The County will explore placing on the ballot a special tax measure to fund expanded library services and facilities within the Plan area. (Other Public Services, No. 2)

- The County shall adopt an ordinance requiring refuse collection in all new urban and suburban development in the Plan area. (Other Public Services, No. 4)
- The County shall make information available in brochures and on its website to promote solid waste source reduction, recycling, composting, hazardous materials disposal, and purchase of recycled products by residents and businesses. (Other Public Services, No. 5)
- The County shall consider preparation of a countywide park and recreation master plan to identify areas suitable for park and trail acquisition and development (including surplus State or Federal lands) and provide background information and a policy framework for implementation by cooperating agencies. (Parks and Recreation, No. 2)
- New funding sources will be explored by the County for park and trail facilities and maintenance within the Plan area, including park impact fees, formation of a County Service Area, and/or landscaping and lighting district(s). (Parks and Recreation, No. 4)
- The County and the Foresthill PUD will work with LAFCo to explore the feasibility of forming a recreation district or empowering the PUD to provide recreation services and programs and to acquire, develop and maintain parks. (Parks and Recreation, No. 5)
- The County shall work with the Foresthill Unified School District, Placer Union High School District (and a new recreation district, if one is formed) to expand the existing Joint Powers Agreement to provide recreational facilities in the Plan area. (Parks and Recreation, No. 6)
- The County shall provide links on its website to promote recreation programs provided by other agencies (U.S. Forest Service, State Department of Parks and Recreation) and local volunteer groups within the Plan area. (Parks and Recreation, No. 7)
- The County should prepare and periodically update a trails plan in conjunction with the FDCP update. The trails plan should designate trail components for equestrians, hikers, and cyclists; contain trail design, access, and construction standards; establish specific plan lines for trails; and identify financing options. (Parks and Recreation, No. 8)
- As funding permits, Placer County Environmental Health Services will work with water well drilling contractors and others with useful information to study the quality of groundwater in the Plan area. This information will be used to develop and implement a formal groundwater quality management plan with emphasis upon such pollutants as elevated nitrate and coliform bacteria levels and the cause of any elevated levels discovered. (Natural Resources/Conservation/Open Space, No. 9)
- Modify existing ordinances regulating land development activities to incorporate and formalize policies related to land use, grading operations, and vegetation removal adjacent to all drainageways, canals and significant water features. (Natural Resources/Conservation/Open Space, No. 10)

- Prepare and adopt a stream management plan and ordinance to protect and enhance waterways and stream channels, and a forest management plan for non-state and federal lands to protect and enhance the health of the natural forest while providing for fire safety. (Natural Resources/Conservation/Open Space, No. 11)
- Develop brochures for distribution with building permits and as part of project review, and make information available on the County website to educate the public and developers regarding potential impacts of development and individual property modifications on drainage, flooding and water quality. Include information regarding the sections of the State Fish and Game Code which apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material. (Natural Resources/Conservation/Open Space, No. 12)
- Adopt a “dark sky” ordinance to protect important nighttime visual resources in the Plan area. (Natural Resources/Conservation/Open Space, No. 28)
- 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 or older. As appropriate, project applications shall be distributed to the Foresthill Divide Historical Society and the Todd’s Valley Miwok-Maidu Cultural Foundation for review and comment. (Cultural Resources, No. 2)
- The County shall develop preservation incentive programs for owners of important cultural resources, especially in the Core Area and Historic Outlying Commercial Areas, using such mechanisms as the Mills Act, the Historic Preservation Easement program, the Certified Local Government program, and the Heritage Tourism program. (Cultural Resources, No. 3)
- 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. (Cultural Resources, No. 4)
- The County shall consider pursuing the following cultural resource management programs and 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. (Cultural Resources, No. 5)

- If, as a result of an archaeological or historical field survey, sites of significance are discovered, the sites should be made known to the Placer County Department of Museums and Placer County Historical Advisory Board. The Board may support and recommend a listing of the site with the State of California as a National Register nomination, a State Landmark nomination or a Point of Historical Interest. All known sites should be brought to the attention of the Department of Museums' office for incorporation in a cultural resource inventory. (Cultural Resources, No. 8)
- Except for extremely sensitive archaeological sites, all sites not recognized and identified by signs or monuments as part of a State or federal program should be identified and nominated for appropriate historical designation by the Placer County Historical Advisory Board. (Cultural Resources, No. 10)
- Coordinate with State and Federal agencies and the Placer County Transportation Planning Agency to obtain funding for planned FDCP roadway and bikeway improvements and road and bridge maintenance, including identification of new funding sources. (Transportation and Circulation, No. 3)
- Allocate capital improvement funds to planned FDCP roadway and bikeway improvements and road and bridge maintenance projects. (Transportation and Circulation, No. 4)
- The County should prepare a capital improvement plan (CIP) or area facilities plan for the FDCP and update it annually, allocating capital funds to the FDCP area to construct and improve roadways and bikeways in accordance with the FDCP. (Transportation and Circulation, No. 5)
- Develop an interim plan for improving Foresthill Road to Mosquito Ridge Road, focusing on the most dangerous sections. (Transportation and Circulation, No. 10)
- The Placer County Bikeway Master Plan shall be amended to be consistent with Policies V.1-5 and V.1-6 above. The Plan only mentions the section of Foresthill Road from Lincoln Way to Clementine Road and plans for that to be a Class III bikeway (on-street bike route marked by signs and shared with motor vehicles and pedestrians with optional edge lines painted on the pavement). The priority ranking specified is level 1, which is the highest priority. Because of the newly reconstructed Foresthill Road, and because the community survey showed very strong support for trails, the goal and priority for Foresthill Road described in the Master Plan should be changed. (Transportation and Circulation, No. 11)
- Revise road improvement and right-of-way dedication requirements for land development projects within the Plan area. (Transportation and Circulation, No. 12)
- Identify and implement appropriate traffic calming measures within the Core Area. (Transportation and Circulation, No. 13)

B. ZONING AND LAND USE REGULATIONS

The Community Plan is the policy framework and plan of action for the FDCP area, and the zoning regulations are a major tool to implement the Plan. The County can guide and control development within the Plan area through enforcement of Zoning Ordinance provisions such as minimum lot sizes, building setbacks, design guidelines, and implementation of the mixed use districts. Precise zone district designations are included as part of the Community Plan adoption process, and are critical to the future development of the Plan area. While the Community Plan land use designations provide a general description of the types of uses allowed in each area, the implementing zone district specifies a minimum lot size, a more precise definition of allowed uses, and standards for development.

Table 6.B-1 is a matrix that presents the various zone districts that are considered to be compatible with the FDCP land use designations, and that will be applied to properties with those land use designations upon adoption of the Community Plan.

Table 6.B-1 Zoning Compatibility Matrix

Land Use Designation	Compatible Zone District(s) ¹
Rural Estate (4.6 – 20 acre minimum) and Forest Residential (1 – 4.6 acre minimum)	F-B-X 20 Ac. Min. F-B-X-MR 20 Ac. Min. F-B-X 5 Ac. Min. RA-B-X-20Ac. Min. RA-B-X-10 Ac. Min. RF-B-X 40 Ac. Min. RF-B-X 20 Ac. Min. RF-B-X-SP 20 Ac. Min. RF-B-X 10 Ac. Min. RF-B-X 5 Ac. Min. RF-B-X 4.6 Ac. Min. RF-B-X-SP 4.6 Ac. Min. RF-B-X 2.3 Ac. Min. RF RA-B-100 RF-B-100 RS-AG-B-X 2 Ac. Min. RS-AG-B-X 3 Ac. Min.
Low Density Residential (10,000 sq. ft. - 1 acre minimum)	F-B-43 RS RS-AG-B-40 RS-B-20 RS-B-40 RS-B-43 RS-Dc RA-B-43 RF-B-20 RF-B-40

Land Use Designation	Compatible Zone District(s) ¹
	RF-B-43 RF-B-X 1 Ac. Min.
Medium Density Residential (5,000 sq. ft. or 8 dwelling units/acre - 10,000 sq. ft. or 4 dwelling units/acre)	RM-DL8 RM-DL6 RM-DL4
Forest Residential Development Reserve (1 – 4.6 acre minimum)	TPZ-DR
Neighborhood Commercial, General Commercial, and Professional Office	OP-Dc C1-Dc C2-Dh
Historic Downtown Mixed Use [Neighborhood Commercial/Low Density Residential (1 – 4 dwelling units/acre)]	C1-Dh/RS-Dh
Canyon Mixed Use [General Commercial/Medium Density Residential (1 – 15 dwelling units/acre)]	C2-Dc/RS-Dc
Industrial	IN-Dc IN-Dc-SP IN-UP-Dc
Mill Mixed Use	INP-Dc
Public Facility	any
Open Space	O OP OP-Dc OP-UP-Dc
Timberland (80 acre minimum)	F-UP FOR-B-X 160 Ac. Min. FOR-B-X-DR 160 Ac. Min. FOR-B-X 80 Ac. Min. RF-MR 80 Ac. Min. RF-B-X 80 Ac. Min. RF-B-X 160 Ac. Min. RA-B-X 160 Ac. Min.
Water Influence	W W-B-X 160 Ac. Min. W-B-X 20 Ac. Min. W-MR

¹ Legend for Zone Districts:

Primary Zone Districts:

- IN = Industrial
- INP = Industrial Park
- C1 = Neighborhood Commercial
- C2 = General Commercial
- F = Farm
- FOR = Forestry
- O = Open Space
- OP = Office and Professional
- RA = Residential Agricultural
- RF = Residential Forest

RS = Residential Single-Family
 RM = Residential Multi-Family
 TPZ = Timberland Production Zone
 W = Water Influence

Combining Zone Districts:

-Dh = Design Historic
 -Dc= Design Scenic Corridor
 -UP = Conditional Use Permit
 -PD = Planned Residential Development
 -B = Building Site (minimum lot size)
 -B-X = As shown on map
 -AG = Agricultural
 -MR = Mineral Reserve
 -SP = Special Purpose
 -DL = Density Limitation
 -DR = Development Reserve

The Placer County Zoning Ordinance includes the precise density and development standards, regulations, and process requirements which will assure that eventual buildout of the FDCP area is consistent with the policies of the Community Plan. Other Placer County land use ordinances and regulations that will contribute to the Plan’s implementation include: the Subdivision Ordinance, the Grading Ordinance, the Environmental Review Ordinance, the Development Agreement Ordinance, the Flood Damage Prevention Ordinance, the Uniform Building Code, Surface Mining and Reclamation regulations, and numerous other rules adopted to protect public health and safety and promote the general welfare of the residents of Placer County.

The Community Development Element of the FDCP includes the Foresthill Community Design Guidelines. Application of these guidelines to new development and renovation of existing development will assure that the appearance of the Plan area is consistent with the Vision Statement and policy guidance provided in the Community Plan.

C. RELATIONSHIP TO THE PLACER COUNTY GENERAL PLAN AND REGIONAL PLANS

The Placer County General Plan was updated in 1994 to address existing conditions and trends in Placer County and to provide the overall framework for the goals, policies, implementation programs, and land use and circulation plan diagrams for Placer County.

Due to the geographic, environmental and socioeconomic diversity found in Placer County, Community Plans or area General Plans have been adopted to address 22 different planning areas throughout the county. The Foresthill Divide Community Plan is the most recent of these plans and is an update of the earlier Foresthill General Plan (1981). The adoption of the Foresthill Divide Community Plan signals its incorporation into the Placer County General Plan as the primary policy document for the area within the Community Plan boundaries.

1. PLACER COUNTY REGIONAL TRANSPORTATION PLAN

The Foresthill Divide Community Plan is consistent with the Regional Transportation Plan (RTP) as it furthers the goals and policies of the RTP. When funding sources are secured for the

Capital Improvement Program, FDCP transportation system improvements will be included in subsequent RTPs on a priority basis.

2. AIR QUALITY ATTAINMENT PLAN

The Placer County Air Pollution Control District (PCAPCD) 1991 Air Quality Attainment Plan contains several strategies for bringing Placer County into compliance with the California ambient ozone standards, such as reducing emissions from both stationary and mobile sources. The Foresthill Divide Community Plan was prepared in conformance with the Air Quality Attainment Plan, and includes an Air Quality section which emphasizes the importance of air quality in the Community Plan area and provides support to PCAPCD and regional efforts to improve air quality.