

PLAN IMPLEMENTATION

VII. PLAN IMPLEMENTATION

A. SUMMARY

The Goals, Policies and Implementation measures identified in the Horseshoe Bar/Penryn Community Plan are implemented in a variety of ways ranging from specific project approval to County involvement to the provision of public services and infrastructure to the area. This section summarizes those measures which are currently proposed as a part of the adoption of the Plan. It is important to emphasize that many of the policies stated herein are to be implemented through the on-going project approval process that occurs by way of applications for conditional use permits, subdivisions, and other discretionary permits that are considered by Placer County authorities such as the Zoning Administrator, Planning Commission and Board of Supervisors (see Table 15).

In order to track the implementation of the Plan, the rate of build-out of the area, and to ensure that deficiencies or changes are noted, it is the policy of the County to provide an annual report on the Plan to the Planning Commission and Board of Supervisors, as required by State law.

Responsible Agency/Department: Planning Department

Time Frame: Annually

Funding: General Fund

B. ZONING AND LAND USE REGULATIONS

It is through the ability to regulate the development and use of land that the Horseshoe Bar/Penryn Community Plan will be implemented.

The Community Plan is the policy framework and plan of action for the area and the zoning regulations are the tools to effectuate the Plan. The County can guide and regulate development within the Plan boundaries through the enforcement of Zoning Ordinance provisions such as minimum lot sizes, structural setbacks, design criteria, etc. Precise zone district designations are included as a part of the Community Plan process, and they are important to the future development of the area. Whereas the Community Plan land use designations provide for a range of residential densities or a general category of commercial or industrial uses, the implementing zone district specifies a minimum lot size (or maximum residential density), or a more definitive type of commercial or industrial enterprise that may be allowed.

The Placer County Zoning Ordinance (which is currently being rewritten) provides the precise standards, regulations, process requirements and development criteria which will have the greatest impact upon the eventual build-out of the Plan. Other Placer County land use regulations which will contribute to the Plan's implementation include: the Subdivision Ordinance, the Grading Ordinance, the Environmental Review Ordinance, the Development Agreement Ordinance, the Design Review Guidelines, the Landscape Guidelines, the Flood Damage Prevention Ordinance, the Uniform Building Code and numerous other rules adopted to protect public health and safety, and promote the general welfare of the County.

Table 15

Funding Sources for Review of Private Development Projects

Impact Fees	schools, transportation limitation zone, mitigation monitoring programs, regional flood control fees, etc.
Permit Fees	subdivision maps, conditional use permits, design review, grading permits, building permits, tree permits, well permits, on-site sewage system permits, food establishment permits, encroachment permits, etc.
Plan and Map Review Fees	improvement plan review, map review, etc.

C. RELATIONSHIP TO PLACER COUNTY GENERAL PLAN AND RELATED FUNCTIONAL PLANS

The Placer County General Plan was originally adopted in 1967 and updated in 1994. Between 1967 and 1994, the County adopted various elements as a part of the County-wide General Plan. Some of these elements were adopted due to changes in the State Planning Law, while others were determined to be necessary by the Board of Supervisors. These independent elements, and other related functional plans have included the Agricultural Element, the Mineral Resource Conservation Plan, the Solid Waste Management Plan, the Hazardous Materials Management Plan and the Seismic Safety Element. These same elements have recently been reorganized and incorporated into the County-wide General Plan Policy Document adopted in 1994. All of these documents have impacts upon the Horseshoe Bar/Penryn Community Plan.

Due to the geographic, environmental and socioeconomic diversity found in Placer County, Community Plans or area General Plans have been adopted to address approximately 20 different planning areas throughout the County. The Horseshoe Bar/Penryn Community Plan is one of the most recent of these plans and is an update of the earlier 1975 Loomis Basin General Plan. The adoption of the Horseshoe Bar/Penryn Community Plan signals its incorporation into the Placer County General Plan as the primary policy document for the area, as discussed in the introduction section of this Plan.

The Government Code (Section 65302 et. seq.) requires the General Plan (including any Community Plans adopted pursuant thereto) to be an internally consistent statement of local government land use policy. During the preparation of the Horseshoe Bar/Penryn Community Plan, all relevant General Plan elements were considered and policies integrated into the Community Plan where appropriate. Where more specific policy direction is not provided by the Horseshoe Bar/Penryn Community Plan for any given issue, the 1994 County-wide Policy Document must be used for guidance.

1. Agricultural Element (Adopted 3/27/89)

The following goals of the Agricultural and Forestry Resources Section of the County-wide Policy Document specifically address agricultural protection and potential land use conflicts:

GOAL 7.A: TO PROVIDE FOR THE LONG-TERM CONSERVATION AND USE OF AGRICULTURAL LANDS.

GOAL 7.B: TO MINIMIZE EXISTING AND FUTURE CONFLICTS BETWEEN AGRICULTURAL AND NON-AGRICULTURAL USES IN AGRICULTURALLY-DESIGNATED AREAS.

GOAL 7.C: TO PROTECT AND ENHANCE THE ECONOMIC VIABILITY OF PLACER COUNTY'S AGRICULTURAL OPERATIONS.

GOAL 7.D: TO MAXIMIZE THE PRODUCTIVITY OF PLACER COUNTY'S AGRICULTURAL USES BY ENSURING ADEQUATE SUPPLIES OF WATER.

These goals and their companion policies listed in the Agricultural and Forestry Resources Section of the County-wide Policy Document were utilized in developing the goals and policies for the Horseshoe Bar/Penryn Community Plan.

2. Mineral Resources Conservation Plan (a section of the Land Use Chapter of the County-wide General Plan Policy Document)

The Plan area does not contain any substantial mineral resource areas based on the classification studies prepared by the State Department of Conservation, Division of Mines and Geology.

3. Solid Waste Management Plan (Functional Plan Adopted in 1989)

The Horseshoe Bar/Penryn Community Plan is consistent with the projections contained within the 1989 Placer County Solid Waste Management Plan in that it does not provide for residential, commercial, or industrial growth beyond that anticipated by that Solid Waste Plan. Projections regarding the lifespan of the County's waste disposal facilities as discussed in the 1989 Plan remain unchanged with the adoption of the Horseshoe Bar/Penryn Community Plan.

4. Hazardous Waste Management Plan (Functional Plan Adopted in 1988)

The Placer County Hazardous Waste Management Plan was prepared with consideration given to local Community Plans (see pp. 3 - 5 of the Hazardous Waste Management Plan, March, 1988). No special acknowledgment is required herein because the Hazardous Waste Management Plan identified the Horseshoe Bar/Penryn area as one which "precludes repository siting" (see page M-11).

5. Seismic Safety and Safety Element (A Section of the Health and Safety Chapter of the County General Plan Policy Document)

The Horseshoe Bar/Penryn Community Seismic Safety and Safety Section of Document which is incorporated herein Plan is subject to and consistent with the County-wide General Plan Policy by reference.