

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 @ Min. Lot Area		Total Potential Units @ Min. DU/Acre		Square Feet @ Max FAR
		Min.	Max.	Min.	Max.		@ Min. Lot Area	@ Max. DU/Acre	@ Min. DU/Acre	@ Max. DU/Acre	
10 Acre Agriculture	23,037.9	10	None	0	0.1	0.25	2,304	n/a	-	2,304	n/a
20 Acre Agriculture	29,100.1	20	None	0	0.05	0.25	1,455	n/a	-	1,455	n/a
40 Acre Agriculture	5,973.0	40	None	0	0.025	0.25	149	n/a	-	149	n/a
80 Acre Agriculture	51,967.3	80	None	0	0.0125	0.25	650	n/a	-	650	n/a
Subtotal Agriculture:	110,078.3						4,558		0	4,558	0
10 Acre Timberland	7,561.5	10	None	0	0.1	0.2	756	n/a	-	756	n/a
20 Acre Timberland	4,851.5	20	None	0	0.05	0.2	243	n/a	-	243	n/a
40 Acre Timberland	9,026.3	40	None	0	0.025	0.2	226	n/a	-	226	n/a
80 Acre Timberland	409,501.1	80	None	0	0.0125	0.2	5,119	n/a	-	5,119	n/a
Forestry (20-160 Acre Min)	1,609.7	20	None	0	0.05	0.2	80	n/a	-	80	
Subtotal Timberland:	432,550.1						6,424		0	6,424	0
Low Density Residential	719.1	0.23	1	1	5	0.3	3,127	719	719	3,596	n/a
Medium Density Residential	822.6	0.08	0.23	5	10	0.7	10,283	3,577	4,113	8,226	n/a
High Density Residential	16.7	0.07	0.23	10	21	1.05	239	73	167	351	763,825
Rural Residential	21,783.1	1.00	10	0	1	0.3	21,783	2,178	0	21,783	n/a
Subtotal Residential:	23,341.5						35,431	6,547	4,999	33,955	763,825
Business Park/Industrial	944.3	0.23	None	0	0	1.8	4,106	n/a	-	-	74,040,674
General Commercial	148.4	0.11	None	21	21	2	1,349	n/a	3,116	3,116	12,928,608
Tourist Commercial	10.0	0.14	0.46	11	21	0.8	71	22	110	210	348,480
Tourist/Resort Commercial	147.7	0.14	0.46	11	21	0.8	1,055	321	1,625	3,102	5,147,050
Subtotal Commercial/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

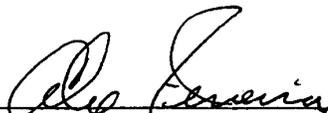
In the matter of **A RESOLUTION ADOPTING
THE PLACER COUNTY GENERAL PLAN
(GPA-299)**

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

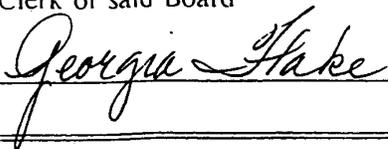
- Ayes Ozenick, Lichau, Uhler, Ferreira
- Noes Bloomfield
- Absent. None

Signed and approved by me after its passage



 Chairman, Board of Supervisors

Attest
Clerk of said Board



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 _____

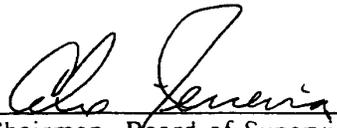
The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held August 16, 1994, by the following vote on roll call

Ayes: Ozenick, Lichau, Uhler, Ferreira

Noes: Bloomfield

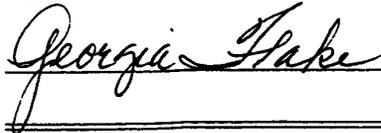
Absent: None

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

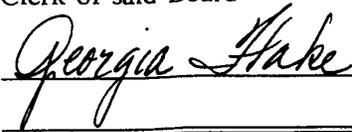
Noes: Bloomfield

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., amphitheatres); 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

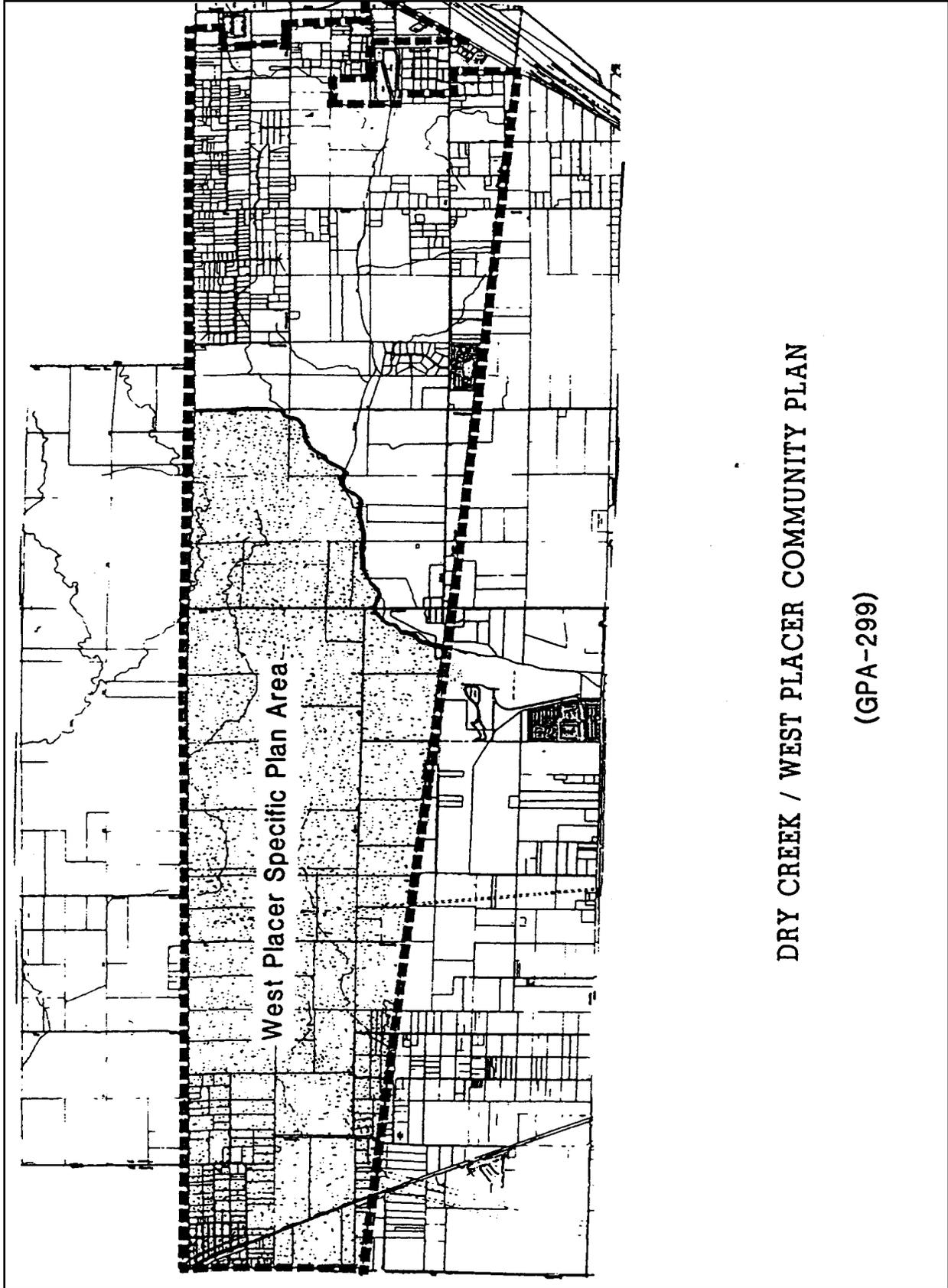
traffic.

- 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.



DRY CREEK / WEST PLACER COMMUNITY PLAN

(GPA-299)

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

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

Resol. No: 92-199

Ord. No: _____

First Reading: _____

The following **RESOLUTION** _____ was duly passed by the Board of Supervisors
JUNE 30 , 1992
of the County of Placer at a regular meeting held _____
by the following vote on roll call:

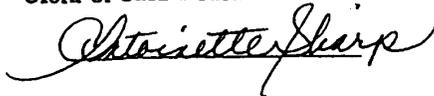
- Ayes: OZENICK, FERREIRA, BELAND, HOGG, FLUTY
- Noes: NONE
- Absent: NONE

Signed and approved by me after its passage.



Chairman, Board of Supervisors

Attest:
Clerk of said Board



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

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

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

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

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

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

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

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

Resol No 94-239

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

First Reading _____

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

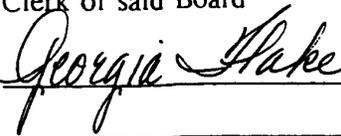
- Ayes: Ozenick, Lichau, Uhler, Bloomfield, Ferreira
- Noes: None
- Absent: None

Signed and approved by me after its passage.



 Chairman, Board of Supervisors

Attest:
Clerk of said Board



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

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

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

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

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

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

Ord No 4602-B

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

First Reading August 16, 1994

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

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

Signed and approved by me after its passage


Chairman, Board of Supervisors

Attest:
Clerk of said Board



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.

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

In the matter of:
Amendment to Update the Placer County
General Plan Policy Document

Resolution No: 2013-099

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held May 21, 2013, by the following vote on roll call:

Ayes: ~~WEYGANT~~, UHLER, MONTGOMERY, HOLMES

Noes: NONE

Absent: DURAN

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
Ann Holman
Deputy Clerk

Signed and approved by me after its passage.

Attest:
Clerk of said Board
Ann Holman
Clerk of the Board Signature

Chair, Board of Supervisors
Jim Holmes
Chair

WHEREAS, on April 11, 2013, the Placer County Planning Commission ("Planning Commission") held a public hearing to consider amendments to the Placer County General Plan, dated August 1994, and has made recommendations to the Board of Supervisors of Placer County ("Board") related thereto; and,

WHEREAS, on May 21, 2013 the Board held a public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendments of the Placer County General Plan Policy Document and related diagrams; and,

WHEREAS, the Board has reviewed the proposed amendments, considered the recommendations of the Planning Commission and considered any and all written and oral comments submitted by the public thereon; and,

WHEREAS, the Board finds the amendments are intended to update the General Plan policy document to incorporate revisions that are required by State law, update existing policies and programs based on changes already adopted in separate proceedings by this Board and update the status of various existing policies and programs; and

WHEREAS, the Board finds the amendments to the General Plan do not include changes in land use designations, or the land use map or the capital improvement program; and

WHEREAS, the Board finds a negative declaration has been prepared in compliance with the California Environmental Quality Act for this General Plan amendment; and

WHEREAS, the Board finds no substantial evidence in the record as a whole that this General Plan amendment will have a significant effect on the environment and has therefore, adopted the negative declaration subject to separate findings; and

WHEREAS, the Board finds the amendments to the General Plan will serve to protect and enhance the health, safety and general welfare of the residents of the County as a whole by providing an updated General Plan policy document for the reference and use of all Placer County residents; and,

WHEREAS, the Board finds the proposed General Plan amendments are consistent with other provisions of the General Plan and its related Community and Area Plans, and is in compliance with applicable requirements of State law; and,

NOW THEREFORE, BE IT RESOLVED, the Placer County Board of Supervisors hereby amends to update the Placer County General Plan Policy Document, which updated printed version shall identify the date of adoption of this resolution and include a copy of this resolution.

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