

**Placer County Government Center General Plan Amendments**

**Overview:** General Plan Amendment to Part I, "Land Use Designations" Table 1-1 and text and "Land Use Intensity Standards" Table 1-2 "Development Standards" to add reference to Placer County Government Center Master Plan and Master Plan documents.

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

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

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

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

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

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

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

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

### **Greenbelt and Open Space (OS)**

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

### **Resorts and Recreation (REC)**

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

### **Water Influence (W)**

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

### **Rural Residential (RR)**

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

### **Low Density Residential (LDR)**

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

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

### **Medium Density Residential (MDR)**

This designation is applied within urban areas to single-family residential neighborhoods

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

### **High Density Residential (HDR)**

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

### **General Commercial (GC)**

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

### **Tourist/Resort Commercial (TC)**

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

### **Business Park/Industrial (BPI)**

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

### **Public Facility (PF)**

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

### **Forestry (F)**

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

### **Regional University Specific Plan (RUSP)**

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

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

## **Master Plans**

A master plan is a comprehensive long range document that establishes a vision for a community by guiding development and future growth of a particular geographic area, community, or facilities for 20 or more years. The information contained in the plan is intended to guide decisions related to public and private use of land and public facilities in a manner compatible with the land's character and adaptability, thus promoting good stewardship of resources. A master plan becomes part of the Placer County General Plan and outlines a community's goals and objectives. It may regulate land use, zoning, or development standards on a smaller or more targeted scale than a specific plan or a community plan.

### **Placer County Government Center Master Plan**

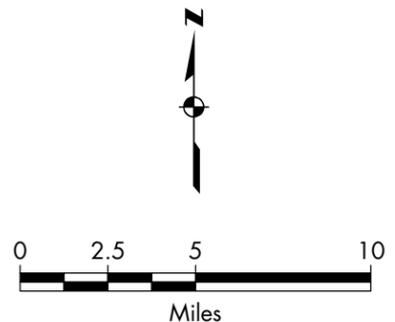
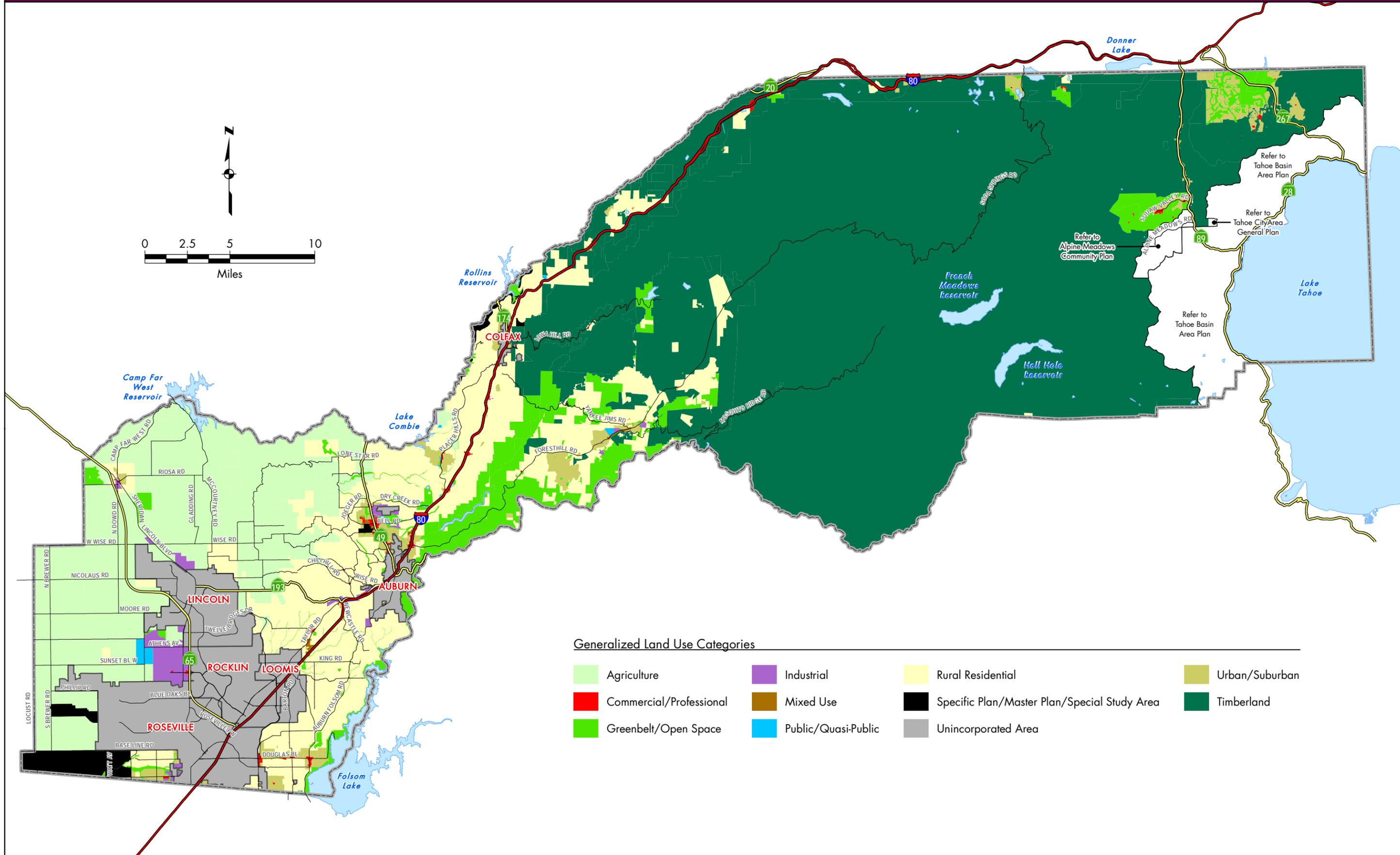
The County Board of Supervisors approved the Placer County Government Center Master Plan on XXX. It provides an update to the 1993 Comprehensive Facilities Master Plan. Its text and diagrams address the planning of land use, zoning, and development standards for the 200-acre campus.

## **Updates to Figures 1-1 and 1-2 in GP**

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# GENERALIZED LAND USE

Figure 1-1



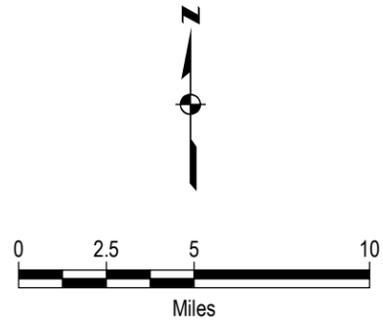
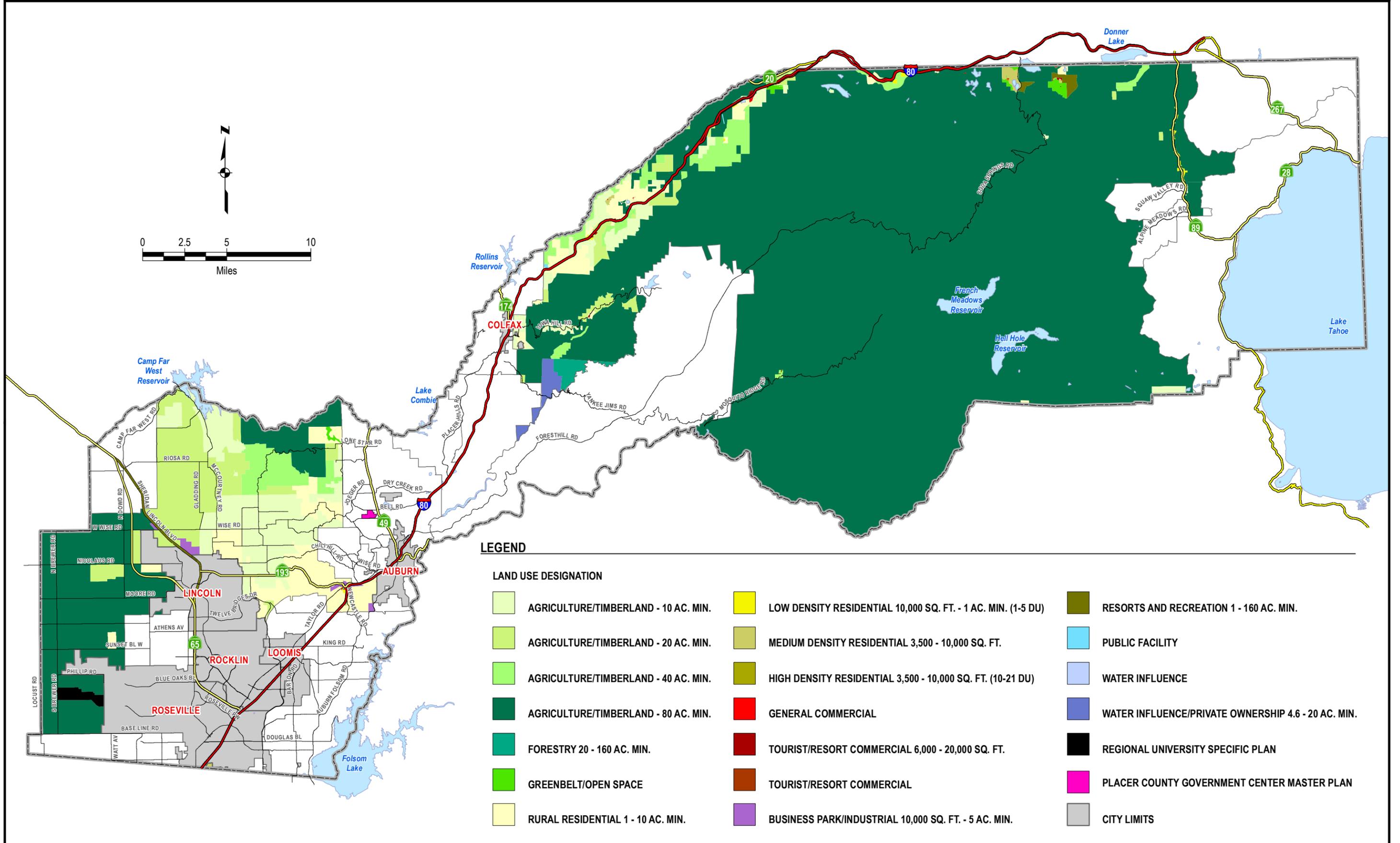
### Generalized Land Use Categories

- |  |  |   |
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| <span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span> Agriculture             | <span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span> Rural Residential   | <span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span> Urban/Suburban                               |
| <span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span> Commercial/Professional | <span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span> Mixed Use           | <span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span> Specific Plan/Master Plan/Special Study Area |
| <span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span> Greenbelt/Open Space    | <span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span> Public/Quasi-Public | <span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span> Unincorporated Area                          |
| <span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span> Industrial              | <span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span> Timberland          |   |

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# PLACER COUNTY GENERAL PLAN LAND USE

Figure 1-2



## LEGEND

### LAND USE DESIGNATION

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

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

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

\*Minimum lot size within range determined by zoning

\*\*Only one principal dwelling allowed per lot

## Zoning Text Amendment

### 17.52.135 Town Center commercial (-TC).

#### A. Purpose and Intent.

1. The board of supervisors finds that the Town Center commercial (-TC) district is an overlay district which allows flexibility in the underlying **zone** district regulations (including both permitted use types and development standards) by reference to regulations adopted in a community plan, **area plan, master plan, or specific plan** which applies to the property so classified.

2. The -TC, Town Center commercial district is intended to be applied in circumstances where the desired mix of uses cannot be achieved with standard commercial or residential zoning.

#### B. Combining District Requirements.

1. Land Use Permit Requirements. The board of supervisors, in approving a zoning reclassification may combine the -TC, Town Center commercial district with any residential or commercial district, where said combining district has been identified in a community plan, **area plan, master plan, or specific plan**. The -TC, Town Center commercial district section of the applicable community plan, **area plan, master plan, or specific plan** shall specify the types of uses allowed or disallowed in the combining district. The allowed uses shall follow the permit requirements of the underlying zone district, **unless otherwise specified in the community plan, area plan, master plan, or specific plan**.

2. Development Standards. Where property is zoned -TC, Town Center commercial district, development standards provided in the applicable community plan, **area plan, master plan, or specific plan** shall supersede development standards contained in this title for the underlying zone district. If a standard is not addressed within the applicable community plan, it shall be governed by the standards established by the underlying zone district. (Ord. 5761-B § 2, 2015)

### **Auburn Bowman Community Plan Update**

The Auburn Bowman Community Plan is hereby amended to replace and supersede the references to the Dewitt Center on pages 49-53 with the Placer County Government Center Master Plan Update.

The Auburn Bowman Community Plan is hereby amended to replace and supersede all references to the Dewitt Center with the Placer County Government Center Master Plan Update.

The Auburn Bowman Community Plan is hereby amended to replace and supersede all mixed use standards related to the Dewitt Center with the Placer County Government Center Master Plan Update.

### **Updated Land Use Designation map**

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