

3.6 Land Use and Planning

This section describes the regulatory and environmental settings for land use and planning in the Plan Area. Impacts that would result from implementing the proposed action and alternatives are described in Chapter 4, *Environmental Consequences*, along with mitigation measures to reduce impacts, where appropriate.

Land use and planning issues refer to the compatibility of the physical land uses of a project with adjacent or surrounding land uses, as well as a project's consistency with plans and policies that have a regulatory jurisdiction over that project.

3.6.1 Regulatory Setting

Federal

There are no federal laws or regulations pertaining to land use and planning that are relevant to the proposed action or alternatives.

State

There are no state laws or regulations pertaining to land use and planning that are relevant to the proposed action or alternatives.

Regional and Local Plans and Programs

Sacramento Area Council of Governments Sacramento Region Blueprint

As the Metropolitan Planning Organization and Council of Governments for the Sacramento region, Sacramento Area Council of Governments (SACOG) is engaged in projects and programs related to regional transportation planning, affordable housing, economic forecasting, and land use planning. The common thread in SACOG's planning efforts is regional collaboration. SACOG serves as a forum for studying and resolving regional issues and challenges while fostering cooperation among the 6 counties and 22 city governments in the Sacramento region, which includes Placer County and its incorporated cities (Sacramento Area Council of Governments 2004).

SACOG provides planning and transportation funding for the region and has crafted a long-term, smart growth vision for the Sacramento region: the *Sacramento Region Blueprint*. In 2004, the SACOG Board of Directors approved the Preferred Blueprint Scenario for the 2050 "Blueprint Project."

Additionally, SACOG implemented the Rural-Urban Connections Strategy project, incorporating policies and strategies to address the challenges and needs of rural areas within the counties served.

Placer County General Plan

Excerpted below are the relevant goals and policies from the *Placer County General Plan* that pertain to land use and planning; Figure 3.6-1 shows the general plan's land use map (Placer County 2013).

Goal

1.A. To promote the wise, efficient, and environmentally-sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses.

Policies

1.A.1. The County will promote the efficient use of land and natural resources.

1.A.2. The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.

Goal

1.B. To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.

Policies

1.B.1. The County shall promote the concentration of new residential development in higher density residential areas located along major transportation corridors and transit routes.

1.B.2. The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.

Goal

1.D. To designate adequate land for commercial and industrial development to meet the present and future needs of Placer County residents and visitors and maintain economic vitality.

Policies

1.D.3. The County shall require that new, urban, community commercial centers be located adjacent to major activity nodes and major transportation corridors. Community commercial centers should provide goods and services that residents have historically had to travel outside of the area to obtain.

1.D.4. The County shall require that significant new office developments locate near major transportation corridors and concentrations of residential uses. New office development may serve as buffers between residential uses and higher-intensity commercial uses.

1.D.11. The County shall require that existing and new downtowns/village centers and development within them be designed to integrate open spaces into the urban fabric where possible, especially taking advantage of any natural amenities such as creeks, hillsides, and scenic views.

Goal

1.E. To designate adequate land for and promote development of industrial uses to meet the present and future needs of Placer County residents for jobs and maintain economic vitality

Policies

1.E.1. The County shall only approve new industrial development that has the following characteristics:

- a. Adequate infrastructure and services;
- b. Convenient connections to the regional transportation network, including connections to existing transit and other non-automobile transportation;
- c. Sufficient buffering from residential areas to avoid impacts associated with noise, odors and the potential release of hazardous materials;

- d. Minimal significant adverse environmental impacts; and,
- e. Minimal adverse effects on scenic routes, recreation areas, and public vistas.

1.E.2. The County shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses.

Goals

1.F. To designate adequately-sized, well-located areas for the development of public facilities to serve both community and regional needs.

1.H. To designate adequate agricultural land and promote development of agricultural uses to support the continued viability of Placer County's agricultural economy.

Policies

1.H.1. The County shall maintain agriculturally-designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.

1.H.2. The County shall seek to ensure that new development and public works projects do not encourage expansion of urban uses into designated agricultural areas.

1.H.4. The County shall allow the conversion of existing agricultural land to urban uses only within community plan or specific plan areas, within city spheres of influence, or where designated for urban development on the General Plan Land Use Diagram.

Goals

1.I. To establish and maintain interconnected greenbelts and open spaces for the protection of native vegetation and wildlife and for the community's enjoyment.

1.J. To encourage commercial mining operations within areas designated for such extraction, where environmental, aesthetic, and adjacent land use compatibility impacts can be adequately mitigated.

1.K. To protect the visual and scenic resources of Placer County as important quality-of-life amenities for County residents and a principal asset in the promotion of recreation and tourism.

1.M. To work toward a jobs-housing balance.

1.N. To maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety, and service needs of Placer County residents and to expand the economic base to better serve the needs of residents.

1.O. To promote and enhance the quality and aesthetics of development in Placer County.

Standards of building intensity for residential uses are stated in this general plan in terms of the maximum number of dwelling units per net acre, the allowable range of dwelling units per net acre, or the number of principal dwelling units allowed per legal lot. Standards of population density for residential uses can be derived by multiplying the maximum number of dwellings per net acre by the average number of persons per dwelling unit, which for purposes of this general plan is assumed to be 2.50.

Standards of building intensity for non-residential uses are stated in terms of maximum allowable floor area ratios (FARs). A FAR is the ratio of a lot's permitted gross building square footage to the lot's net square footage. For example, on a lot with 10,000 net square feet of land area, a FAR of 1.00 would allow 10,000 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 FAR of 0.25 would allow 2,500 square feet.

Placer County land use designations include the following (Placer County 2013):

- **Agriculture.** 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 farmworker housing. The minimum lot size for this designation is between 10 and 160 acres.
- **Timberland.** This designation applies 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 and 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. The minimum lot size for this designation is between 10 and 640 acres.
- **Greenbelt and Open Space.** This designation identifies and protects important open space lands within Placer County, including the following.
 - Lands managed by the U.S. Forest Service, Bureau of Reclamation, and Bureau of Land Management.
 - Public lands specifically reserved or proposed for watershed preservation, outdoor recreation, and wilderness and wildlife/environmental preservation.
 - Sites or portions of sites with natural features such as unique topography, vegetation, habitat, or stream courses.
 - Areas providing buffers between 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.
 - 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.** 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.** This designation identifies significant lakes, reservoirs, and other bodies of water. 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.** 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, and childcare and medical facilities; parks; and necessary public utility and safety facilities.
- **Low Density Residential.** 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 1 acre. Typical land uses allowed include detached single-family dwellings, secondary dwellings, residential accessory uses, churches, schools, parks, golf courses, childcare facilities, and necessary public utility and safety facilities.
- **Medium Density Residential.** 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), residential accessory uses, churches, schools, parks, golf courses, childcare facilities, and necessary public utility and safety facilities.
- **High Density Residential.** 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.), residential accessory uses, churches, schools, parks, golf courses, childcare facilities, and necessary public utility and safety facilities.
- **General Commercial.** 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; childcare facilities; necessary public utility and safety facilities; and similar

and compatible uses. The General Commercial designation also allows for developments including multi-family dwellings as the primary land use or as part of a mixed-use project.

- **Tourist/Resort Commercial.** 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, museums, necessary public utility and safety facilities, and similar and compatible uses.
- **Business Park/Industrial.** 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 activities are 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 and 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.** 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.** This designation covers the area along the North Fork of the American River between Colfax and Foresthill that 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. 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 minimum parcel size is 20 acres to maintain a strong rural identity in the area.

The County requires the use of buffer zones in several types of development for the purpose of minimizing conflicts between potentially incompatible land uses. Land acquisition, purchase of development rights, conservation easements, deed restrictions, or similar mechanisms are intended to reserve buffer zones in perpetuity. Buffer zone planning standards are as follows.

- **Agriculture/Timberland Buffers.** These buffer zones are required to separate areas designated Agriculture or Timberland and residential uses, commercial/office uses, business park uses, and some types of recreational uses. Minimum buffer widths may be as narrow as 50 feet for rangeland/pasture to as wide as 400 feet for vineyard. Low-density residential uses on parcels of 1–20 acres or open space uses are permitted within the buffer, although the placement of residential structures is subject to the minimum "residential exclusion areas"

which may be as narrow as 50 feet for rangeland/pasture to as wide as 400 feet for irrigated vegetables or vineyard. Non-habitable accessory structures and uses may be located in the exclusion area and may include barns, stables, garages, and corrals.

- **Industrial/Residential Buffers.** These buffer zones are required to separate residential land uses from areas designated Business Park/Industrial. Generally, industrial/residential buffers shall be a minimum width of 300 feet, but may be reduced to not less than 100 feet where the buffer includes features such as screening walls, landscaped berms, and/or dense landscaping, with guarantees of proper, ongoing landscaping maintenance. Commercial and office uses and open space and recreation uses such as greenbelts, parks, and playfields are allowed within industrial/residential buffers.
- **Sensitive Habitat Buffers.** These buffer zones are required to separate any type of urban development from sensitive habitat areas such as stream corridors, wetlands, sensitive species habitats, and old growth forests. Sensitive habitat buffers are measured as 100 feet from the centerline of perennial streams, 50 feet from the centerline of intermittent streams, and 50 feet from the edge of the sensitive habitats to be protected. Open space and recreational uses including undeveloped greenbelts, nature preserves, parks, hiking trails, and bicycle paths are allowed in such buffer areas. No land use allowed within the buffer that involves grading or the removal of natural vegetation shall be located any closer than 50 feet to the top of a stream bank or to the outermost extent of riparian vegetation, wetland, or other identified habitat, whichever is greater. A related general plan policy appears below.

Policy

6.A.1. The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected, including riparian zones, wetlands, old growth woodlands, and the habitat of special status, threatened or endangered species (see discussion of sensitive habitat buffers in Part I of this Policy Document). Based on more detailed information supplied as a part of the review for a specific project or input from state or federal regulatory agency, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided. The County may, however, allow exceptions, such as in the following cases:

1. Reasonable use of the property would otherwise be denied;
 2. The location is necessary to avoid or mitigate hazards to the public;
 3. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or,
 4. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.
- **Public Facility Buffers.** Public facility buffer zones are intended to separate residential, commercial, and other land uses continuously or frequently occupied by people from public facilities such as solid waste transfer and disposal sites, sewage treatment plants, and airports that may have significant nuisance characteristics or otherwise be incompatible with other land uses.

Public facility buffer zones minimum widths are based on the type of adjacent land use, as listed in Table 3.6-1 below.

Table 3.6-1. Minimum Buffer Zone Widths for Public Facilities

Type of Public Facility	Minimum Buffer Zone Width (feet) by Land Use Designation			
	Residential	Commercial	Industrial	Recreation
Airport	2,000	1,000	0	500
Sewage treatment plant	1,000	1,000	500	1,000
Solid waste transfer station	500	0	0	500
Solid waste disposal site	5,280	1,000	0	500

All public facility buffer zones may include greenbelt and open space uses. Airport buffers may also include industrial and recreation uses consistent with the buffer requirements of the table above for recreation uses. Wastewater treatment plant buffers may also include industrial uses consistent with the buffer requirements of the table above for industrial uses. Solid waste transfer station buffers may also include commercial and industrial uses, and solid waste disposal site buffers may also include industrial and recreation uses consistent with the buffer requirements of the table above for recreation uses.

County Community and Specific Plans

Below are descriptions of the relevant County-adopted community and specific plans. Community and specific plans are required to be consistent with the *Placer County General Plan* and are intended to provide more detail for a particular geographic area of Placer County.

Auburn/Bowman Community Plan

The *Auburn/Bowman Community Plan* was adopted in 1994 and last updated in 1999 (Placer County 1999). The land use goals and principles of the plan include concentrating urban development within urban areas, protecting open space areas, protecting the natural environment, encouraging economic development, promoting affordable housing, protecting scenic resources, complying with the *Auburn Airport Land Use Compatibility Plan*, and providing sufficient public and commercial services to residents and visitors to the Auburn/Bowman communities. The planning area is approximately 40 square miles, and the boundaries are the American River to the east, the Bear River to the north, the Ophir plan area to the west, and the Newcastle/Shirland Tract area to the south.

The *Auburn/Bowman Community Plan* land use designations are listed below.

- **High-Density Residential.** This designation identifies existing and suitable areas for apartments and mobile home parks and permits densities of 10–15 dwelling units per acre.
- **Medium-Density Residential.** This designation permits apartments, condominiums, duplexes, half-plexes, mobile home parks, or single family residences on small lots and permits densities of 5–10 dwelling units per acre.
- **Low-Medium Density Residential.** This land use district is for single-family residence, complete with associated amenities such as sidewalks, street lighting, and community parks. This district permits densities of 2–5 dwelling units per acre.
- **Low-Density Residential.** The Low-Density Residential designation provides for large, single-family, “executive” type homes, or homes with large yards in which residents that may include

hobby farming and animal husbandry. Permitted density for this designation is 1–2.5 dwelling units per acre.

- **Rural Low-Density Residential.** This land use designation allows a density range of 1–2.3 acre building site sizes and provides for equestrian and small hobby farm, and a wide variety of housing in terms of cost, style, and size.
- **Rural Residential.** This land use designation’s building sites range from 2.3 to 4.6 acres and provide for hobby farms, animal husbandry pursuits, country estates, and ranchettes.
- **Rural Estate.** This designation provides for country estates and ranchettes, or small agricultural operations, and permits parcel sizes ranging from 4.6 to 10 acres.
- **Agriculture.** This designation allows parcel sizes in the range of 10–80 acres. Allowed land uses include farming, grazing, and open space.
- **Commercial.** This land use designation provides for neighborhood retail, a shopping center, and highway services.
- **Professional Office.** This designation provides for office development. This designation can be incorporated into the implementation for the mixed-use designations.
- **Industrial.** This designation provides for heavy commercial, light industrial, and warehouse development.
- **Open Space/Business Park.** This land use district provides for very limited development relative to the amount of open space, thereby allowing the open space area to remain the dominant land use. The Open Space/Business Park land use designation provides for development that incorporates business park development (office, warehouse, industrial uses) into large open space areas.
- **Open Space.** This designation includes the American River Canyon, golf courses, existing and proposed parks, cemeteries, and undeveloped land owned by public entities.
- **Riparian/Drainage.** The designation is used along the major streams such as Orr Creek, Dry Creek, Rock Creek, and North Ravine Creek, and in these areas reflects the 100-year floodplain of the streams and/or areas previously designated with special setbacks from a stream.
- **Mixed-Use.** This designation provides for residential uses combined with commercial uses. Residential uses have densities of a minimum of 6 units per acre and a maximum of 15 units per acre. Types of housing within the mixed-use areas include single-family residences on small lots, duplexes, triplexes, townhouses, apartments, and the use of accessory apartments where appropriate. The second floor of commercial buildings can be utilized for office or residential uses. The second and third floors of the building can be utilized for residential uses. The uppermost floor of office buildings can be utilized for residential uses. Open space for use by pedestrians should be provided within each mixed-use area.

Dry Creek/West Placer Community Plan

The *Dry Creek/West Placer Community Plan* was adopted in May 1990 (Placer County 1990). The plan’s land use goals include preserving visual and natural resources and protecting rural areas from urban encroachment. The plan area is approximately 9,200 acres in the southwest corner of Placer County. It is bounded by Baseline Road on the north, Sutter County to the west, Sacramento County to the south, and the City of Roseville to the east (Placer County 1990). Concurrent with the

adoption of the *Placer County General Plan* in 1994, the *Dry Creek/West Placer Community Plan* was amended to designate an area as the West Placer Specific Plan Area. The amendment also included land use standards for the development of this specific plan area. The West Placer Specific Plan Area was subsequently entitled with the approval of the Placer Vineyards Specific Plan in 2007.

Granite Bay Community Plan

The *Granite Bay Community Plan* (GBCP) is intended to guide development in the area to approximately 2035, and updates were adopted in February 2012 (Placer County 2012). In May 2017 the Board of Supervisors authorized an update to the Community Plan's Transportation and Circulation Element including the preparation of a new Granite Bay Capital Improvement Program. The land use goals of the GBCP include preserving the community's rural character, maintaining agricultural uses, and protecting the natural environment. The plan contains the following designations.

- **Rural Estate.** This designation allows for the continued operation and preservation of rural or agricultural uses in the GBCP area. A density ranging from 4.6 to 20 acres per dwelling unit is permitted. Agricultural uses that are allowed in this land use district include both small farm use and small livestock and equestrian uses. This designation also includes areas unsuitable for smaller residential lot sizes due to environmental constraints or unavailability of public services.
- **Rural Residential.** The Rural Residential designation allows for a density ranging from 2.3 to 4.6 acres per dwelling unit. This designation allows agricultural uses, including equestrian uses.
- **Rural Low-Density Residential.** This designation allows a density ranging from 0.9 to 2.3 acres per dwelling unit (or 1.1 to 0.43 dwelling unit per acre) and represents a transition zone between rural areas and smaller lot developments.
- **Low-Density Residential.** This designation includes single-family residential neighborhoods ranging in density from 0.4 to 0.9 dwelling units per acre. The maximum density for this designation may be increased when combined with the Density Transfer designation.
- **Medium-Density Residential.** This designation is applied to urbanized areas and single-family residential neighborhoods where some lower-density multifamily residential development may be appropriate. Residential density ranges from 2 to 4 dwelling units per acre.
- **High-Density Residential.** This designation allows for residential neighborhoods to have grouped or clustered single-family dwellings, duplexes, apartments, and other multifamily attached dwellings such as condominiums, with a density ranging from 4 to 10 dwelling units per acre.
- **Planned Residential Developments.** Planned Residential Developments permit greater flexibility for the development of residential areas than generally is possible under conventional zoning or subdivision regulations.
- **Professional Office.** This designation provides an area where various types of offices and limited commercial uses may be located. Land uses that are typically allowed include real estate sales, property management, professional services, medical offices, etc. This land use is generally located along Douglas and Sierra College Boulevards and Auburn-Folsom Road.
- **Commercial.** The commercial land uses are concentrated at two major intersections: Douglas Boulevard/Sierra College Boulevard and Douglas Boulevard/Auburn-Folsom Road. Smaller

pockets of commercial development are located at the intersection of Douglas Boulevard and Berg Street and on Barton Road, north of Gibson Place. Commercial land use districts may also permit residential uses with a density of up to 10 dwelling units per acre.

- **Open Space.** This designation includes Folsom Lake State Recreation Area, County parks, school facilities, private open space, Bureau of Land Management lands, and other public lands specifically reserved or proposed for watershed preservation, outdoor recreation, wilderness, or wildlife/environmental preserves; also included are sites or portions of sites with natural features and open space buffer areas.
- **Agricultural Uses.** There are no specific areas designated for agriculture by the GBCP. However, the Rural Estate and Rural Residential land use designations allow for very low density residential uses that could also support agricultural land uses. Although the majority of agricultural land in the GBCP area is classified as Grazing Land by the California Department of Conservation, there are smaller areas designated as Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance. Agricultural land uses in Granite Bay are concentrated in the north part of the community.
- **Density Transfer.** The GBCP incorporates and authorizes a density transfer program affecting a limited number of parcels within the GBCP area. As part of this program, approved parcels within residential designations can raise their maximum dwelling unit density in exchange for lowered maximum dwelling unit densities in other approved parcels. From 1989 through 2011, two projects have utilized the density transfer provisions.

The approval of participation in this program will be subject to the following requirements:

- a. Owners of both Transfer and Receptor parcels must agree to participate.
- b. Transferred density can only come from those parcels identified in the Land Use Diagram.
- c. After adding transferred density to the Receptor Parcel it must not increase the otherwise allowed density by more than 20%.
- d. The County must approve the proposed design which includes the added density.
- e. The project must transfer all density from an individual Density Transfer parcel and ensure the retention of that parcel as open space through the recordation of an open space easement, or similar document to which the County is a party.
- f. The Conditional Use Permit process is the formal mechanism to be used to request approval of such a transfer and designation of additional Density Receptor Parcels not designated on the Land Use Diagram.
- g. Subject to all of the requirements stated above, projects utilizing a density transfer, otherwise found to be acceptable by the County, shall be found to be consistent with the Community Plan and zoning density limitations. It is recognized that the density limitations expressed by the Community Plan designation and precise zoning can be exceeded on the parcels indicated and still be considered consistent with the GBCP and zoning where a project is utilizing this density transfer opportunity.

Horseshoe Bar/Penryn Community Plan

The *Horseshoe Bar/Penryn Community Plan* was adopted in August 1994 and last amended in June 2005 (Placer County 2005). The land use goals of the plan include preserving the rural and

agricultural character of the plan area, preserving Penryn's small-town and historic character, protecting local watersheds, and preserving natural and scenic resources. The planning area is approximately 25 square miles south of the unincorporated area of Newcastle and the city of Auburn, north of Granite Bay, west of Folsom Lake, and east of Loomis, Rocklin, and Roseville.

The community plan includes specific land use standards for the Penryn Parkway commercial area. Unlike the majority of the Horseshoe Bar/Penryn area, which is dominated by rural residential land uses, the Penryn Parkway is an area with land use designations that encourage urban development including highway commercial and multiple-family residential.

The *Horseshoe Bar/Penryn Community Plan* includes the following land use designations.

- **Rural Estate.** This land use designation includes residential uses which coexist with ranchettes and agricultural uses. Parcel sizes range from 4.6 to 20 acres.
- **Rural Residential.** This designation includes rural residences mixed with hobby farms and animal husbandry. Minimum parcel sizes range from 2.3 to 4.6 acres.
- **Low Density Residential.** This designation allows for more suburban densities than the Rural Estate or Rural Residential designations. Parcel sizes range from 0.4 to 2.3 acres. The majority of the Low Density Residential areas are located in the southeast portion of the planning area along Auburn-Folsom Road and overlooking Folsom Lake. Another area is located on the northwest side of Interstate (I-) 80 just south of the Penryn Parkway. The majority of land located within this designation has been subdivided into planned unit developments with "executive" type homes and public water and sewer facilities.
- **Medium Density Residential.** This designation primarily includes existing small-lot single-family subdivisions and allows 2 to 4 units per acre. All Medium Density Residential designations are located within the Penryn area of the planning area. These areas located on either side of the railroad in downtown Penryn have been developed with several historic houses dating back to the early 1900s.
- **High Density Residential.** This designation is provided in only one location within the planning area. This designation is located immediately adjacent to Auburn-Folsom Road at the far southwest portion of the planning area and recognizes an existing older mobile home park.
- **Open Space.** The Open Space land use designation limits development activity within certain environmentally sensitive areas and identifies publicly owned land. This includes the bluff-top along Folsom Lake, public parklands, property adjacent to I-80 and adjacent to Sierra Community College, and certain public agency water reservoirs and sewer ponds. Approximately 494 acres are included in the Open Space designation or 3% of the planning area. The open space designation also identifies existing public parks including the Loomis Basin Community Park near the Town of Loomis, and the Griffith Quarry Museum and Park in old town Penryn.
- **Riparian Drainage.** This designation identifies the stream and riparian corridors of the planning area that need to be preserved. These areas include Miner's Ravine, Secret Ravine, Morman Ravine, Antelope Creek, and their associated 100-year floodplains. Development within these areas is permitted provided the precise zoning district's building setback standard is maintained.
- **Commercial.** This designation permits existing commercial and retail service uses that serve the local community, and are compatible with rural residential uses in the plan area. Within the

Penryn area, three commercial designations are provided including Penryn Parkway, downtown historic Penryn, and a small area along Taylor Road adjacent to the railway.

- **Penryn Parkway.** The Penryn Parkway designation provides a mixed-use area, including multiple-family residential, professional office, and commercial uses. It is located adjacent to I-80 and includes sewer and water services.
- **Industrial.** One location with an Industrial designation is located along the railway in downtown Penryn.

Ophir General Plan

The *Ophir General Plan* is one of the oldest community plans in Placer County (Placer County 1983). Adopted in June 1983, it governs land uses in the unincorporated community of Ophir and portions of Newcastle. The Ophir plan area encompasses approximately 9 square miles in the foothills immediately west of the city of Auburn. The dominant land use is rural residential with parcels ranging from 1 to 10 acres in size as well as a substantial amount of commercial and industrial uses along Ophir Road parallel to I-80. The land use designations include Rural Residential 2.3–4.6 acre minimum, Rural Estates 4.6–10 acre minimum, Agricultural 10–20 acre minimum, commercial, and industrial.

Sheridan Community Plan

The *Sheridan Community Plan (SCP)*, adopted in January 2015, is the guide for future development in the townsite of Sheridan and the surrounding rural residential and agricultural lands near the townsite. Its goals are to maintain and enhance the quality of life for current and future residents and to encourage business investment in the townsite of Sheridan (Placer County 2015a). The SCP area is approximately 21.5 square miles, generally bounded by Yuba County to the north, Sutter County on the west, Karchner Road on the east, and Waltz and Nader Roads on the south. The area is approximately 1.3 miles north of the city of Lincoln.

The SCP land use designations are as follows.

- **Low-Density Residential.** The Low Density Residential designation covers 62.9 acres (0.46%) of the SCP area. This includes areas suitable for single family residential neighborhoods ranging in density from 0.4 to 2.3 acres per dwelling unit. This designation is primarily located adjacent to the townsite.
- **Medium Density Residential.** The Medium Density Residential designation covers 133.7 acres (0.97%) of the SCP area. The principal use of land is single-family residential; provision is made for related recreational, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. Residential density ranges from 2 to 4 dwelling units per acre.
- **High Density Residential.** The High Density Residential designation covers 74 acres (0.54%) of the SCP area. This district encourages multiple family developments representing a broad variety of housing types. It allows for residential neighborhoods to have grouped or clustered single-family dwellings, mobile homes, duplexes, apartments, and other multifamily attached dwellings such as condominiums, with a density ranging from 4 to 10 dwelling units per acre.
- **Rural Residential.** The Rural Residential designation covers 841 acres (6.1%) of the SCP area and allows for a density ranging from 2.3 to 5 acres per dwelling unit. This designation often

serves the same purpose as the Rural Estate district that allows agricultural and equestrian uses. Generally, the smaller lot sizes that are allowed are a result of either the availability of public services, particularly sewer and water, or soils and hydrologic conditions that would permit onsite sewage disposal on smaller lots.

- **Rural Estate.** The Rural Estate designation covers 487 acres (3.5%) of the SCP area. A density ranging from 5 to 20 acres per dwelling unit is permitted. This designation allows for the continued operation and preservation of rural or agricultural uses in the SCP area. Agricultural uses that are allowed in this land use district include both small farm or hobby farm use and small livestock and equestrian uses. This designation typically includes areas unsuitable for smaller residential lot sizes due to environmental constraints that may exist such as poor soil characteristics, presence of wetlands or other important habitat, or infrastructure constraints such as a lack of adequate roadways.
- **Agriculture/Timberland.** This designation comprises 10,713 acres (77.7%) of the total SCP area. Parcels sized 10 acres and larger are included in the Agricultural designation to retain large enough parcels to support continued agricultural use. Regulations for use, area, and intensity of use are designed to encourage and protect agricultural endeavors within the SCP area. Typical land uses allowed include tree farms, orchards, grazing, pasture, hobby farms, wineries, and row crops. Allowable residential development in areas designated Agriculture includes one principal dwelling and one secondary dwelling per lot, caretaker/employee housing, and farmworker housing.
- **General Commercial.** The General Commercial land use designation covers 19.4 acres (0.14%) of the SCP area. The commercial land uses are concentrated along 13th Street. Typical uses allowed include all types of retail stores, restaurants, offices, service commercial uses, medical offices, and childcare facilities. Commercial land use districts also permit residential uses. For purposes of the SCP, such residential uses within commercial zones, when allowed, may not exceed a density of 10 dwelling units per acre.
- **Industrial.** The Industrial land use designation covers 101.2 acres (0.73%) of the SCP area. The Industrial designation is applied to areas along Wind Flower Place and “north” 13th Street. The designation generally allows for a wide range of facilities/activities including offices, manufacturing, assembly, wholesale distribution, and storage.
- **Open Space.** The Open Space designation covers 1,347.3 acres (9.8%) of the SCP area. It is applied to lands owned by public and/or private entities that have been reserved for open space uses such as mitigation and conservation banks, watershed preservation, wetlands, wildlife habitat and corridors, lakes, trails, parks, and similar uses. The focus is on the preservation of natural open space and restoration and enhancement of native habitat.

Sunset Industrial Area Plan

The *Sunset Industrial Area Plan* was adopted in 1997 and is being updated concurrent with the preparation of the *Placer Ranch Specific Plan*. A draft report for the Preferred Alternative for this plan was released in September 2016 (Placer County 2016). A notice of preparation was posted on November 14, 2016. A *Preliminary Public Review Draft Sunset Area Plan* document was released to the public in January 2018. Additionally, the County released the *Preliminary Public Review Draft Placer Ranch Specific Plan* in January 2018. The update is intended to attract large commercial, industrial, university, office, entertainment, and mixed-use developments to the Sunset Area, which is located in unincorporated Placer County between the cities of Lincoln, Rocklin, and Roseville.

Bickford Ranch Specific Plan

The *Bickford Ranch Specific Plan* (BRSP) was approved in 2004. The Board of Supervisors approved the modifications to the BRSP in December 2015. The 2015 BRSP approvals included the BRSP Specific Plan, Development Standards, Design Guidelines, Large Lot Vesting Tentative Map, and Development Agreement. The BRSP project is anticipated to be built out over 15–20 years, over three phases. A total of 1,890 residential units will be constructed at buildout. Other land uses include open space and recreation. The planning area is located approximately 4 miles north of I-80 and south of State Route 193 between the city of Lincoln and the unincorporated community of Penryn. It is 1,927.9 acres (Placer County 2015b).

Placer Vineyards Specific Plan

Placer Vineyards includes approximately 5,230 acres of land located in the southwest corner of Placer County, approximately 15 miles north of the City of Sacramento. The Plan Area is bounded to the north by Baseline Road, to the south by the Sacramento County line, to the west by the Sutter County line and Pleasant Grove Road, and to the east by Dry Creek and Walerga Road. In the early 1990s, the Placer Vineyards Property Owners' Group, 21 land owners or owner representatives controlling approximately 4,250 acres or 81 percent of the 5,230-acre Plan Area, initiated the preparation of the first draft Specific Plan. After a planning effort coordinated over 5 years, the first draft Specific Plan was submitted to Placer County in December 1996. Subsequently, the first draft Specific Plan was revised and a public review draft of the Specific Plan was published in May 2003. On July 16, 2007, the Placer County Board of Supervisors approved the Specific Plan and certified the Final EIR. On February 14, 2012, the Board of Supervisors adopted an amendment to the Specific Plan and an addendum to the certified EIR. Additionally, modifications to the Mitigation Monitoring and Reporting Program and corresponding text revisions to the Certified EIR were approved by the Board on September 11, 2012. An amendment to the specific plan and an addendum to the Certified EIR were approved by the Placer County Board of Supervisors on January 6, 2015. Two additional addenda to the certified EIR were approved in 2016 to support a road closure and to delete a mitigation measure related to setbacks. The remaining 19% of the Plan Area (or approximately 979 acres) consists almost entirely of land in the far western part of the Plan Area, known as the Special Planning Area (SPA). These are mostly rural residential-agricultural parcels ranging in size from 1 to 40 acres. While included in the Plan Area, these rural residential lots will be governed under their existing land use and zoning classifications and are not limited or directed by the policies contained in the specific plan.

Regional University Specific Plan

Adopted in 2008, the *Regional University Specific Plan* (RUSP) governs future development of a 1,175-acre mixed-use community and 6,000-student university campus, located between Brewer Road and the western boundary of the city of Roseville (Placer County 2008). In 2017 a request for amendments to the specific plan and development agreement was submitted to Placer County to consider changes to the land use diagram. The County was also a co-applicant on the Section 404 permit for the project's backbone infrastructure.

Land use designations for the RUSP include the following.

- **Community Residential.** The land use plan provides three different residential designations: Low Density Residential, Medium Density Residential, and High Density Residential. Additional residential uses are included within the university site, and high-density residential uses are

also permitted in the Commercial Mixed Use zone. The RUSP area provides for an overall average density of 10 units per gross residential acre.

- **Low Density Residential.** This designation permits single-family development, located within the North and East Villages. The primary housing product identified in the RUSP is single family detached housing on conventional lots with a neo-traditional pattern of interconnected streets that are pedestrian-oriented and walkable, with densities ranging from 4 to 7.9 units per acre. Half-plexes and second units are also permitted.
- **Medium Density Residential.** This designation permits a variety of housing types and is located in the North Village, East Village, and University Village. Types are identified as small lot cluster, courtyard, zero lot line, half-plexes, and other attached and detached housing products, with densities ranging from 8 to 15.9 units per acre. Some units in this designation are required to be made available at affordable levels. Use of separated sidewalks, alternative garage configurations, porches, and other elements are encouraged. The RUSP specifies that Medium Density Residential located in University Village is to be more compact than elsewhere in the RUSP area and should have a traditional grid network of walkable blocks and paseos.
- **High Density Residential.** This designation accommodates attached multi-family housing, including apartments, townhouses, and condominiums, with densities ranging from 16 to 25 units per acre. The High Density Residential district maintains flexibility so that housing can take a more urban form in the University Village while still providing more traditional apartments in the Central Civic Village. The RUSP notes that these High Density Residential sites are to provide both rental and for-sale housing opportunities for students, faculty, and the general workforce. A portion of the High Density Residential units are required to be made available at affordable levels.
- **Village Service and Employment.** Two different service and employment designations are provided: Commercial Mixed Use and Commercial Planned Development. Both of these uses are located within the University Village, near adjoining residential uses, and intended to be compact and emphasize interconnectivity between surrounding uses.
 - **Commercial Mixed Use.** The Commercial Mixed Use sites (Parcels 22 and 23) are located in the western portion of the University Village, and are envisioned in the RUSP to include a full range of commercial shops, such a book stores, a small market, coffee shops, retail, office and professional services in a traditional, plaza-like setting to serve both the University and adjacent neighborhoods. The typical FAR is identified as 0.40. The Commercial Mixed Use district also includes up to 75 High Density Residential units, which may be second floor units above the ground floor commercial shops or separate apartment or condominium units integrated with the retail component.
 - **Commercial Planned Development.** The Commercial Planned Development site (Parcel 14), located in the eastern portion of the University Village, is a larger site that may be attractive for a super market anchored center and is envisioned to attract a variety of neighborhood-serving commercial and office uses. The typical FAR is identified as 0.25.
- **Open Space and Public.** Three different designations for public uses are provided: Open Space, Park, and Public/Quasi-Public. The most intense uses—the Community Park, school, fire station/sheriff service center, and public/quasi-public site—are centrally located in the Central

Civic Area. All open space, park, and public uses sites have been located and sized consistent with applicable policies.

- **Open Space.** This land use is applied to lands in three categories: open space preserves, drainage parkways, and greenways. Open space preserve areas provide passive recreation opportunities while preserving significant natural resources. Drainage parkways provide floodwater conveyance and retention and stormwater quality treatment resource mitigation. Greenways provide the interface between land uses along the RUSP area boundaries, linking the open space preserves and drainage parkways to other land uses within the RUSP area.
- **Park.** Parks in the RUSP area include community, neighborhood, and pocket parks. The Community Park is located centrally and is linked by open space corridors. The neighborhood park is located in the North Village and is also linked to the community via the open space corridors. The four pocket parks are smaller amenities located centrally within the neighborhoods and University Village.
- **Public/Quasi-Public.** In the plan area, public/quasi-public land use is applied to the two school sites, the 5.0-acre public facilities site (Parcel 29), a 2.1-acre site (Parcel 11a) reserved for a fire station/sheriff service center, and a 2.2-acre site (Parcel 11b) for quasi-public uses such as a health club, community club, childcare, or church. Most Public/Quasi-Public uses are located in the Central Civic Village.
- **University.** A special land use designation of University has been created specifically for the Regional University. Sub-areas within the University use include faculty/staff housing, retirement housing, and open space. The housing areas are not specifically located on the land use diagram. The open space is designated as University Open Space, which includes approximately 183.5 acres for an open space preserve and possibly an arboretum.
 - **University Campus.** Planned as a “full service” campus, the university is to include academic buildings, a performing arts theatre, and other performing venues, library, visual arts facilities, athletic facilities (gym, stadium, aquatics center), athletic fields, residential halls, administration buildings, warehouse and maintenance buildings, common areas, and gathering spots. The RUSP notes that the university site is subject to a campus master plan. The university is to be integrated with the surrounding community, while providing flexibility to accommodate the educational use. The RUSP lists the following key components of the university.
 - **Faculty/Staff Housing.** Land for the development of faculty and staff housing is provided in the northwestern corner of the university site, allowing an enclave of single-family and attached homes, which are within walking distance to the campus core, yet separated from the hub of campus life. The large open space preserve is to provide a natural buffer for the faculty and staff housing, while also being a visual and recreational amenity.
 - **Retirement Housing Village.** A small retirement village is planned to be located on the northern periphery of the core campus area, accommodating 75 units in a cluster style complex. The RUSP identifies the size of the complex as 6–12 acres.
 - **University Open Space.** Approximately 183.5 acres of the RUSP area open space preserve are set aside within the university campus. These include environmentally sensitive areas, wetlands, lakes, and detention/retention basins in a restored and enhanced natural setting

that may incorporate a future arboretum. These areas are intended to provide habitat for waterfowl, birds, and other wildlife and will be linked with a network of trails.

Riolo Vineyards Specific Plan

The *Riolo Vineyards Specific Plan* is proposed as a residential community with a mix of commercial, open space, and recreational land uses that encompasses approximately 525 acres. The specific plan area is bordered by Watt Avenue, Walerga, and PFE Roads in unincorporated Placer County. This plan was adopted in May 2009 and amended in March 2015 (Placer County 2015c). The 2015 revisions eliminated some medium and high density residential areas, added more low density residential areas, relocated parks and recreation areas, made some roadway and circulation changes, and created a density reserve. The project is under construction.

Sutter County General Plan

Excerpted below is the relevant goal from the *Sutter County General Plan* that pertains to land use and planning (Sutter County 2011).

Goal

LU 1. Promote the efficient and sensitive use of lands to protect and enhance Sutter County's quality of life and meet the needs of existing and future residents and businesses.

City of Lincoln General Plan

In March 2008, the City of Lincoln adopted a general plan covering a planning period through 2050 (City of Lincoln 2008). The general plan also incorporates Lincoln Regional Airport's *Airport Land Use Compatibility Plan*. Figure 3.6-2 shows the general plan's land use map.

The general plan addresses land use for areas within the city limits and sphere of influence. Standards of building intensity for non-residential uses are stated as FARs based on gross acreage. As noted above, a FAR is the ratio of a lot's permitted gross building square footage to the lot's net square footage.

Excerpted below are the relevant goals and policies from the *City of Lincoln General Plan* that pertain to land use and planning.

Goal

LU-1. To grow in [an] orderly pattern consistent with the economic, social, and environmental needs of Lincoln.

Policies

LU-1.4. The City shall require buffer areas between development projects and significant watercourses, riparian vegetation, and wetlands.

LU-1.8. The City will promote the use of development patterns that are more compactly built and use space in an efficient but aesthetic manner to promote more walking, biking and use of public transit.

LU-1.11. To promote a high quality of life within the community, the City will in conjunction with related polices in other general plan elements, promote the retention of natural open space areas, greenbelts and the provision of adequate parks as part of approving new land use designs.

LU-1.14. The City shall continue to apply the regulations and procedures of the City's Zoning Ordinance and shall use the environmental process to prevent or mitigate land use conflicts.

Goals

LU-2. To designate, protect, and provide land to ensure sufficient residential development to meet community needs and projected population growth.

LU-3. To designate adequate commercial land for and promote development of commercial uses compatible with surrounding land uses to meet the present and future needs of Lincoln residents, the regional community, and visitors and to maintain economic vitality.

Policy

LU-3.5. The City shall mitigate conflicts between new commercial land uses and other land uses, especially residential, park, and recreational uses.

Goals

LU-4. Designate industrial lands in appropriate locations to meet the present and future needs of Lincoln's residents and visitors and to maintain the City's economic vitality.

LU-5. To retain rural designations for large parcels of land outside the city limits but within the Planning Area, until annexed to city.

Policy

LU-5.3. The City shall ensure that agricultural land uses are not prematurely terminated by protecting the continued operation of agricultural land uses.

The City of Lincoln's land use designations include the following.

- **Rural Residential.** This designation provides for large rural lots and is applied to parcels around the airport in order to reduce potential conflicts with air traffic operations. Development within this designation includes larger-than-average houses with accessory buildings such as barns and allows for residential dwellings at densities in the range of 1 per 2–5 acres.
- **Country Estates.** This designation provides for single-family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses at densities of 1.0–2.9 residential units per acre.
- **Low Density Residential.** This designation provides for single-family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses at densities of 3.0–5.9 units per acre.
- **Medium Density Residential.** This designation includes detached and attached single family housing, mobile home parks, and cluster developments. This designation provides for condominiums, townhouses, triplexes, fourplexes, multifamily residential units, group quarters, and similar and compatible uses at densities of 13.0–20.0 units per acre.
- **High Density Residential.** This designation includes condominiums, townhouses, triplexes, fourplexes, multifamily residential units, group quarters, and similar and compatible uses at densities of 13.0–20.0 units per acre.
- **Planned Development** areas designate land for the creative and flexible development of small-to medium-sized (less than 100 acres) mixed use projects. Planned Development areas may include a mix of residential and commercial land uses, which must be compatible with existing surrounding land uses and with surrounding land use densities (as expressed in a FAR).
- **Village.** The Land Use Diagram for the General Plan includes seven villages that each will contain a mixture of land uses and densities designed to implement smart growth principles and

also recognize the environmental and physical constraints of each of the village areas. Each village will include a mix of low, medium, and high density residential, neighborhood commercial, open space, and public facilities (e.g., schools, institutional uses, police and fire facilities, etc.). (All urban development under the Village designation must be approved pursuant to an adopted specific plan. Exact land use designations are to be established with the adoption of each specific plan and implemented with form based zoning classifications consistent with the specific plan.)

- **Neighborhood Commercial.** This designation provides neighborhood and locally-oriented retail and service uses, public and quasi-public uses, and similar and compatible uses. The FAR for this designation does not exceed 0.35.
- **Community Commercial.** This designation provides commercial areas serving multiple neighborhoods or the entire community, including retail and service uses, restaurants, banks, entertainment, and offices. These areas are primarily developed in shopping center configurations or as infill commercial uses in established community commercial areas. The FAR for this designation does not exceed 0.35.
- **Mixed Use.** This designation provides for a mixed-use commercial core that is applicable to the city's downtown and for the Village Center areas. This land use category provides for creative infill projects that include the functional integration of retail or service commercial, professional office, or recreational uses with residential units. This category allows both vertical (different uses stacked above one another) and horizontal (different ground level uses on a single parcel) mixed-use opportunities. Residential uses in this designation will meet the requirements for High Density Residential. The FAR for non-residential uses does not exceed 4.00.
- **Light Industrial.** This designation provides space for manufacturing and industrial uses that show no or very low nuisance characteristics, and it is applied to areas where nuisance characteristics of noise, odor, unsightliness, or hazardous materials manufacturing or storage are undesirable. Uses permitted under this designation include small-scale manufacturing, fabrication, packaging, storage, equipment repair, and similar related uses resulting in heavy truck traffic. The FAR does not exceed 0.50.
- **Industrial.** This designation provides for operations of heavy commercial, industrial, and manufacturing industries. The industrial uses may be noisy and prone to emit dust, vibration, odor, or glare. Uses permitted under this designation include fabrication, processing and production facilities, storage, and warehousing resulting in heavy truck traffic. The FAR does not exceed 0.50.
- **Industrial Planned Development.** This designation sets aside land for the creative and flexible use of land for industrial purposes. Planned Industrial land uses include those areas currently used for, proposed as, or adjacent to industrial development, including manufacturing, warehousing, storage, research and development, and utility use. Agricultural and outdoor recreation uses on lots of 1 acre or more are considered to be a proper interim use for industrially designated areas. The FAR does not exceed 0.50.
- **Parks and Recreation.** This designation provides both public and private improved open space. The primary land uses include existing and future large neighborhood and regional parks, municipal golf courses, athletic fields, and open space areas adjacent to improved parks or trails. The FAR for non-residential uses (recreation facilities such as community centers, storage facilities, indoor basketball courts, etc.) does not exceed 0.25.

The City of Lincoln has an adopted standard of 9 acres of park land per 1,000 residents for newly incorporated areas, which require a development agreement. This requirement can be met through the provision of park credit for a variety of traditional and non-traditional park lands. The amount of credit granted against the 9 acre per 1,000 population standard may vary based upon the recreational value of the land to city residents.

- **Traditional “Active” Park Lands.** This designation refers to park sites that provide a variety of active facilities for city residents and includes ball fields, multi-use turf areas, hard courts areas, picnic areas, and play areas. Such areas are normally granted a full 1:1 park acreage credit. This designation includes Mini, Neighborhood, Community, City-wide (Regional) parks, and School Recreation areas.
- **Non-Traditional Parks.** This designation refers to open space areas such as wetland preserves, oak woodlands, watershed/riparian areas, and greenbelts, which may be used as passive recreational areas for visual and aesthetic enjoyment. Such areas may also provide bikeway or other trail connections. The City policies provide a valuation system whereby park credit of between 5:1 and 10:1 may be given to open space lands that satisfy the City’s requirement for recreational status. Only after the City’s traditional active recreation needs are met, may park credit be received by substituting 5–10 acres on non-traditional park land for every 1 acre of park credit. The actual credit granted is established on a case-by-case basis by the City based upon its determination of the recreational value provided.
- **Non-Credited Pocket Parks.** Pocket parks are small 0.25- to 0.50-acre facilities located centrally within a project area. Such parks provide a social gathering spot and provide passive recreation to their immediate neighborhood. Pocket parks are generally situated along the primary entry axis of a residential area and ringed by local streets with residential units fronting the adjacent road and park. Pocket parks when called for in development are designed and constructed as part of the adjacent subdivision.
- **Open Space.** This designation conserves lands that should remain as open space for passive and active recreation uses, resource management, flood control management, and public safety. Appropriate uses in this land use designation include public parks, playgrounds, and parkways; vista areas, wetlands, wildlife habitats, and outdoor nature laboratories; stormwater management facilities; and buffer zones separating urban development and ecologically sensitive resources. Such land areas are primarily publicly owned but may include private property. The FAR for nonresidential uses does not exceed 0.10.
- **Agricultural.** This designation conserves lands that should remain as open space because of their value for agricultural production. Appropriate uses in this land use designation include but are not limited to agricultural activities and other low-intensity open space-type uses. The minimum parcel size for this designation is 20 acres. Allowable residential development in areas designated Agriculture includes single family homes, secondary residential units, caretaker/employee housing, and farmworker housing. The FAR does not exceed 0.05.
- **Public Facilities.** This designation provides appropriate locations for private, quasi-public, and public buildings and facilities owned by City, County, State, or federal agencies that serve the general public. Uses include wastewater treatment facilities, water tank, electrical substations, cemeteries, churches, educational facilities, community centers, libraries, museums, government offices and courts, public safety facilities (e.g., police and fire stations), and similar and compatible uses. The FAR does not exceed 0.40.

3.6.2 Environmental Setting

Public Lands

Public lands represent a small percentage of the entire Plan Area. The majority of the public lands are associated with Folsom Lake State Recreation Area, Auburn State Recreation Area, and Camp Far West Reservoir owned and operated by the South Sutter Water District. Other areas include municipal and regional parks (e.g., Hidden Falls Regional Park), the U.S. Air Force 9th Communication Squadron Lincoln Receiver Site, the City of Lincoln's Regional Airport, flood control facilities (e.g., Pleasant Grove Retention Basin) the Western Regional Sanitary Landfill and related solid waste disposal facilities, and waste water treatment facilities. Figure 3.6-3 shows lands owned by federal, state, and local government. With a couple of exceptions, the majority of the Reserve System would be established through the acquisition of fee title and conservation easements on private property.

Existing Land Uses

As described in Section 3.0, the baseline for the analysis is the release date of the NOI or NOP, whichever is later; in this case, the date is March 2005. Since that time, land use in the Plan Area has remained largely the same, and a regional land cover map (*Baseline Land-Cover Map*) was developed for the Plan and used to estimate the effects of Covered Activities and to develop the conservation strategy.

The dominant form of developed land in the Valley portion of the Plan Area is large suburban subdivisions primarily resulting from annexation of developed and undeveloped agricultural land adjacent to the cities of Roseville, Rocklin, and Lincoln. Some unincorporated development exists at an urban scale in the Dry Creek/West Placer area west of Roseville. Additional higher density unincorporated areas can be found in North Auburn, Bowman, the townsite of Sheridan, portions of Granite Bay, the Penryn Parkway, and Newcastle.

The dominant land use in the Foothill portion of the Plan Area is very low density rural residential (typically one dwelling per 5–20 acres) or agriculture (primarily in the form of pasture land). Most of the I-80 corridor and the adjoining portion of the North Foothills area is already subdivided into 20-acre or smaller parcels, and 5-acre or smaller parcels are well established. Approximately 32,500 acres of the existing and planned urban is mapped as already urban or rural residential, or development entitlements have been issued resulting in the anticipated conversion of these areas.

Current land use is a mixture of urban, agriculture, and open space (Table 3.6-2).

Table 3.6-2. Current Land Use in the Plan Area

Land Use Type	Area (ac)
Agricultural	215.3
Agricultural/Timberland	107,474.2
Agriculture-Residential Development Reserve 4.6 - 20 Ac. Min.	3,612.9
Agriculture-Residential Planning Reserve Development Reserve	783.6
Business Park	910.3
Commercial	740.0
General Commercial	114.6
High Density Residential	306.1
Industrial	4,310.7
Industrial Development Reserve	21.1
Low Density Residential	3,296.9
Low Density Residential Reserve	316.8
Low Medium Density Residential	613.4
Medium Density Residential	1,156.9
Mixed Use	249.1
Open Space	9,178.4
Public Facility	27.2
Professional Office	96.7
Riparian Drainage	631.2
Rural Estate	16,359.9
Rural Low Density Residential	5,609.7
Rural Residential	31,446.6

Source: Placer County 2015d.

Airports

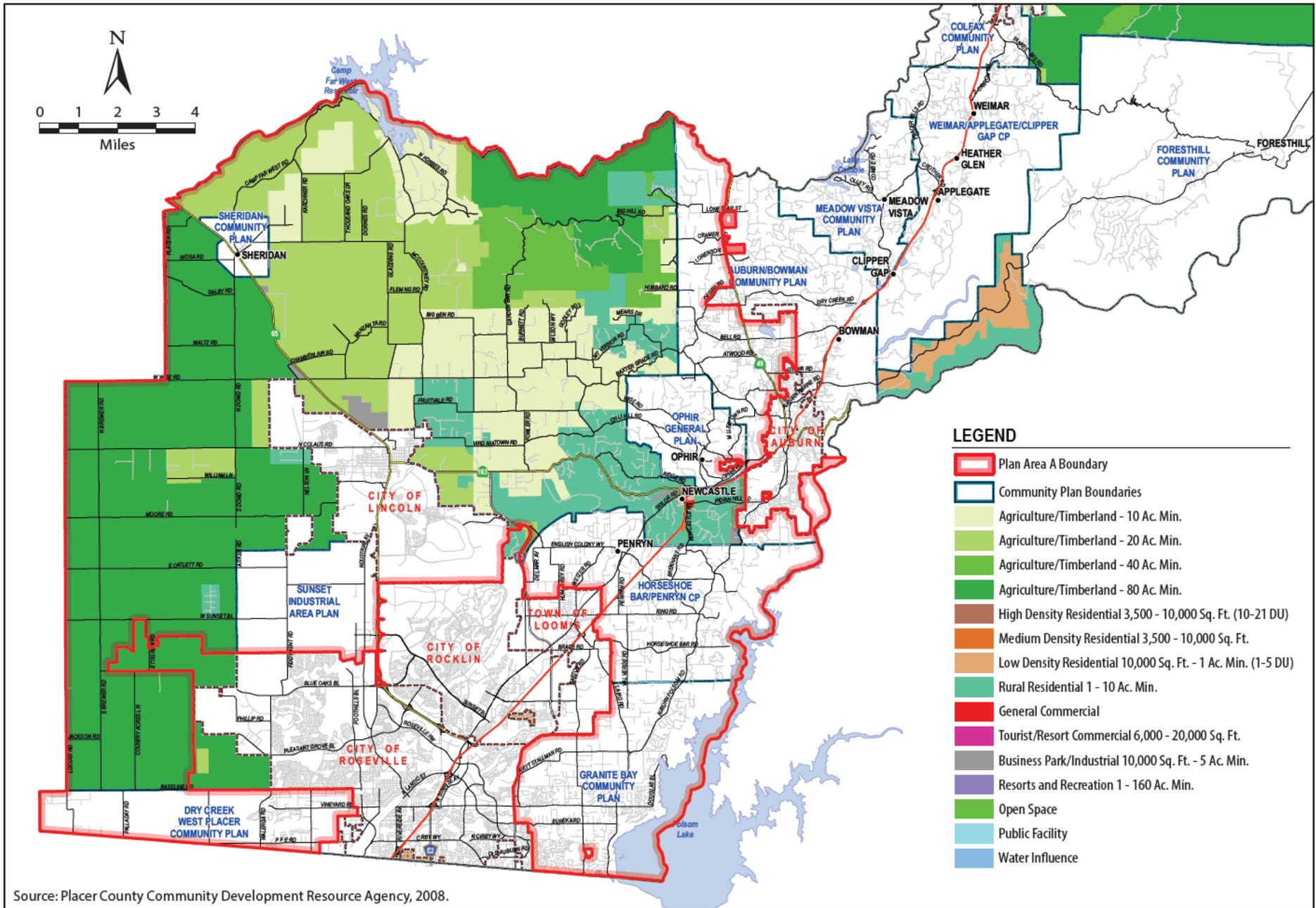
Lincoln Regional Airport is the only airport in the Plan Area. The Lincoln Regional Airport, which is located on the west side and within the city limits of the city of Lincoln, is a general aviation airport classified by the Federal Aviation Administration Airport Reference Code (ARC) System as a C III airport. This airport serves the general aviation requirements of the air trade area, which generally consists of the city of Lincoln, the southwestern portion of Placer County, and a significant portion of the northern part of Sacramento County. The airport is owned and operated by the City of Lincoln. The Lincoln Regional Airport is covered under the Placer County Airport Land Use Compatibility Plan (ALUCP; Placer County Airport Land Use Commission 2014). The ALUCP contains procedural policies that that pertain to airport and land use planning. Policy 2.5 dictates that HCPs are subject to ALUCP review (Placer County Airport Land Use Commission 2014). As shown in Figure 2-2, small portions of the Reserve Acquisition Area are located within 5 miles of the Lincoln Regional Airport. These portions are proposed for conservation, and any enhancement activities would be subject to ALUCP review.

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Graphics ... 04406.0-4 (11-17-2017) tm

Source: Placer County Community Development Resource Agency, 2008.



Figure 3.6-1
Placer County General Plan 3 Land Use Map
 Placer County Conservation Program – EIS/EIR

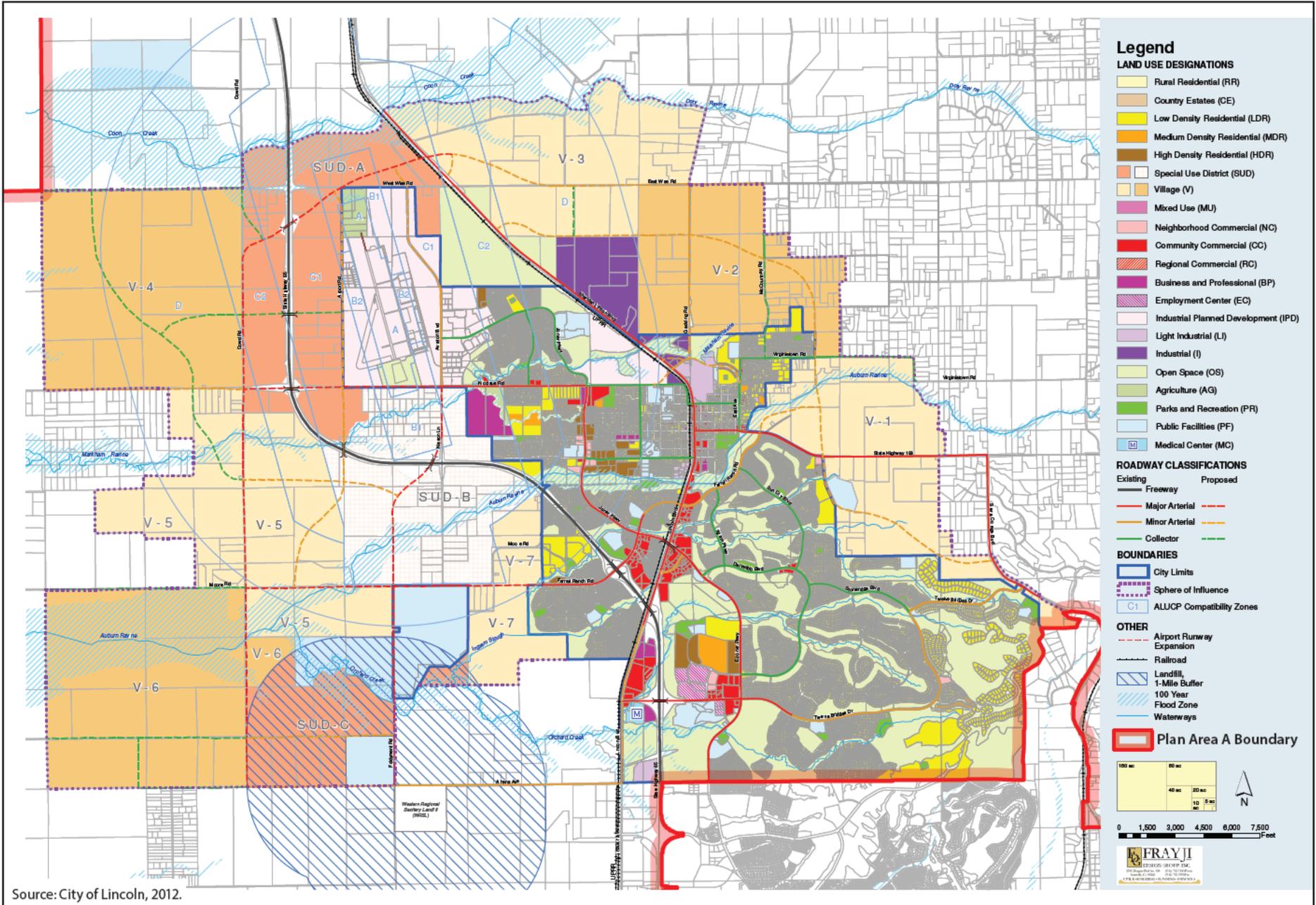


Figure 3.6-2
City of Lincoln General Plan Land Use Map
 Placer County Conservation Program – EIS/EIR

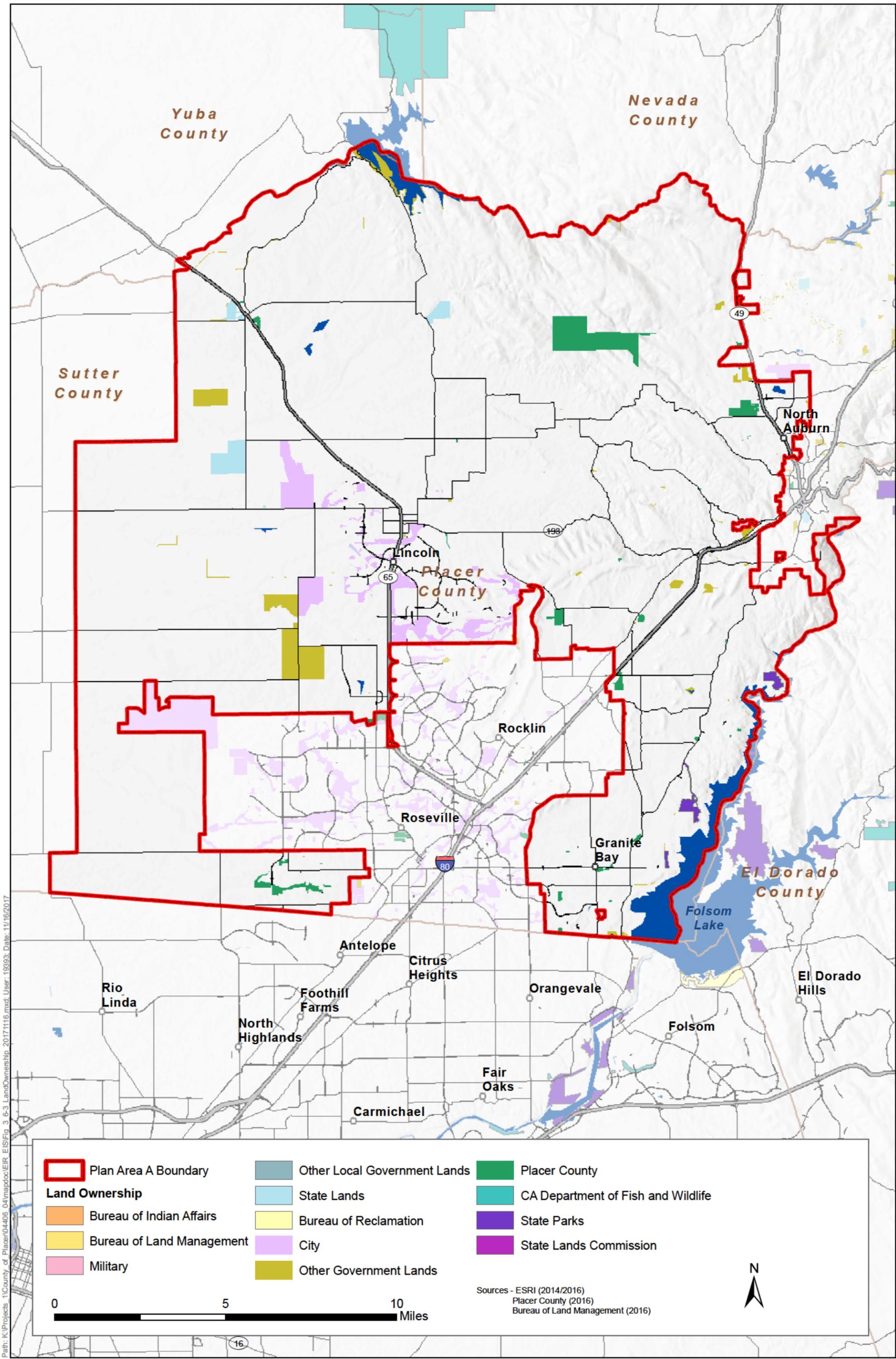


Figure 3.6-3
Public Land Ownership
Placer County Conservation Program—EIS/EIR