

Section 6

Natural Resources

SECTION 6

NATURAL RESOURCES

WATER RESOURCES

Goal 6.A: To protect and enhance the natural qualities of Placer County's rivers, streams, creeks and groundwater.

Policies

- 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.
- 6.A.2. The County shall require all development in the 100-year floodplain to comply with the provisions of the *Placer County Flood Damage Prevention Ordinance*.
- 6.A.3. The County shall require development projects proposing to encroach into a stream zone or stream setback to do one or more of the following, in descending order of desirability:
- a. Avoid the disturbance of riparian vegetation;
 - b. Replace all functions of the existing riparian vegetation (on-site, in-kind);
 - c. Restore another section of stream (in-kind); and/or
 - d. Pay a mitigation fee for in-kind restoration elsewhere (e.g., mitigation banks).
- 6.A.4. Where stream protection is required or proposed, the County should require public and private development to:
- a. Preserve stream zones and stream setback areas through easements or dedications. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a stream is proposed to be included within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval;
 - b. Designate such easement or dedication areas (as described in a. above) as open space;

- c. Protect stream zones and their habitat value by actions such as: 1) providing an adequate stream setback, 2) maintaining creek corridors in an essentially natural state, 3) employing stream restoration techniques where restoration is needed to achieve a natural stream zone, 4) utilizing riparian vegetation within stream zones, and where possible, within stream setback areas, 5) prohibiting the planting of invasive, non-native plants (such as Vinca major and eucalyptus) within stream zones or stream setbacks, and 6) avoiding tree removal within stream zones;
 - d. Provide recreation and public access near streams consistent with other General Plan policies;
 - e. Use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas.
 - f. Provide for long-term stream zone maintenance by providing a guaranteed financial commitment to the County which accounts for all anticipated maintenance activities.
- 6.A.5. The County shall continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BMPs for agricultural activities.
- 6.A.6. The County shall require development projects to comply with the municipal and construction stormwater permit requirements of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) Phase I and II programs and the State General Municipal and Construction permits. Municipal requirements affecting project design and construction practices are enacted through the County's Stormwater Quality Ordinance. Separate construction permits may be required by and obtained through the State Water Resources Control Board.
- 6.A.7. All new development and redevelopment projects shall be designed so as to minimize the introduction of pollutants into stormwater runoff, to the maximum extent practicable, as well as minimize the amount of runoff through the incorporation of appropriate Best Management Practices.
- 6.A.8. The County shall support implementation of Low Impact Development site design and Watershed Process Management requirements for new and redevelopment projects in accordance with the NPDES Phase I and II programs, and applicable NPDES permits.
- 6.A.9. The County shall require that natural watercourses be integrated into new development in such a way that they are accessible to the public and provide a positive visual element.
- 6.A.10. The County shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat.
- 6.A.11. Where the stream zone has previously been modified by channelization, fill, or other human activity, the County shall require project proponents to restore such areas by means of landscaping, revegetation, or similar stabilization techniques as a part of development activities.

- 6.A.12. The County shall require that newly-created parcels include adequate space outside of watercourses' setback areas to ensure that property owners will not place improvements (e.g., pools, patios, and appurtenant structures), within areas that require protection.
- 6.A.13. The County shall protect groundwater resources from contamination and further overdraft by pursuing the following efforts:
- Identifying and controlling sources of potential contamination;
 - Protecting important groundwater recharge areas;
 - Encouraging the use of surface water to supply major municipal and industrial consumptive demands;
 - Encouraging the use of treated wastewater for groundwater recharge; and
 - Supporting major consumptive use of groundwater aquifer(s) in the western part of the County only where it can be demonstrated that this use does not exceed safe yield and is appropriately balanced with surface water supply to the same area.

[See also policies/programs under Goal 4.E.; Drainage and Water Quality; and Goal 4. F., Flood Protection.]

- 6.A.14. The County shall help ensure that open space located in reservoir is preserved and protected to assure adequate performance of those reservoirs. The watershed is defined as those lands draining into a reservoir and having an immediate effect upon the quality of water within that reservoir. Those lands located within the watershed and within 5,000 feet of the reservoir shall be considered as having an immediate effect. Following are key watersheds labeled "immediate," because of their current domestic usage and proximity to urban areas and "future," because of current non-domestic usage and/or distance from urban areas.

Immediate

Folsom Lake Watershed
 Combie Lake Watershed
 Rock Creek Reservoir
 Rollins Lake
 Camp Far West Reservoir

Future

Sugarpine Reservoir
 Lake Spaulding
 French Meadows Reservoir
 Hell Hole Reservoir

- 6.A.15. The County shall encourage the protection of floodplain lands and, where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation.

Implementation Programs

- 6.1. In consultation with the Placer County Flood Control District, cities in the County, and downstream counties, the County shall develop guidelines for creek maintenance practices that ensure native vegetation is not removed unnecessarily. These guidelines should also ensure that maintenance is scheduled to minimize disruption of wildlife breeding practices.

Responsibility: Flood Control District
 Resource Conservation District
 CDRA Planning Services Division
 Open Space Committee

Time Frame: In process

Funding: General Fund

- 6.2. The County shall inform the public and prospective developers about those sections of the *California Fish and Game Code* that apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material. This shall be done through distribution of educational materials with building permits and as a part of project review.
- Responsibility: CDRA Planning Services Division
CDRA Building Division
- Time Frame: Ongoing
- Funding: Permit fees
- 6.3. The County shall cooperate with interested state agencies and private conservation organizations to provide public interpretative services at select locations on County-owned or -managed property that contains creek resources to increase public knowledge and appreciation of such resources.
- Responsibility: Department of Facility Services – Parks Division
CDRA Planning Services Division
- Time Frame: Ongoing
- Funding: General Fund
- 6.4. The County shall prepare, adopt, and implement a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources. This water management program shall include at least the following elements:
- a. County leadership of the process and a commitment to its integrity and inclusiveness;
 - b. Coordination and cooperation with other public and private agencies, organizations, and groups that have an interest in water resources management in the County or surrounding areas. This should include, but not be limited to, the following agencies and organizations:
 1. The cities of Roseville, Rocklin, Loomis, Lincoln, Auburn, and Colfax;
 2. The counties of Nevada, Yuba, Sutter, Sacramento and El Dorado;
 3. California Department of Water Resources (DWR);
 4. State Water Quality Control Board (SWQCB) and the affected regional boards;
 5. Local irrigation, water supply, and public utilities districts;
 6. The Placer County Flood Control and Water Conservation District, Placer County Water Agency, and other water resource management special districts;
 7. The California Farm Bureau and other agricultural water supply and management interest groups;
 8. Pacific Gas and Electric and other private hydroelectric and water supply utilities;
 9. U.S. Forest Service--Tahoe and El Dorado National Forests (USFS);
 10. Bureau of Reclamation;
 11. Tahoe Regional Planning Agency (TRPA);
 12. California Department of Fish and Wildlife (DFW);
 13. U.S. Fish and Wildlife Service (USFWS);
 14. California Groundwater Association and other private, professional groups interested in water supply protection;

15. Academic and scientific groups; and,
 16. Any other agencies, organizations, and groups that the County selects to add needed expertise or breadth to the water resource management process.
- c. An inventory of water supply and quality information and demand estimates, using as much available information as possible, with the objective of creating an easily accessible, comprehensive, and regularly updated database that can be shared by water management agencies;
 - d. Identification, documentation, and prioritization of the most significant water supply sources and pressing local water quality management problems;
 - e. Identification of existing ongoing water management and regulatory policies, programs, and standards by the various agencies and organizations with an interest in water resources management;
 - f. Recognition and incorporation of ongoing compatible water management efforts into a comprehensive approach to water resources management to implement the goals and policies of this *General Plan*;
 - g. Identification of any regulatory or policy "gaps" that can and should be addressed by the County;
 - h. Application of sound water resources management principles, including watershed land use management, wetlands and vegetation management, non-point source pollution control, waste disposal monitoring and controls, groundwater recharge, and aquifer protection;
 - i. Application of sustainable multiple-use water management principles and incorporation of diverse and potentially compatible land use objectives, including provision of open space and recreation opportunities, watershed and habitat protection, flood control, and water provision to meet future agricultural, ecological, and community development needs; and,
 - j. Utilization of innovative and alternative funding mechanisms from sources outside of the County.

Responsibility: Environmental Health Department
 CDRA Planning Services Division
 Public Works Department

Time Frame: FY 01-02 and beyond

Funding: Cooperative MOU with other agencies
 Private Grants
 Impact Fees
 General Fund

- 6.5 The County shall prepare and implement a stormwater quality program pursuant to the requirements of the National Pollutant Discharge Elimination System and the State Water Resources Control Board phase I and II permits that defines design standards that reduce pollutants in discharges.

The design standards shall, at a minimum, address the following:

- a. Mitigate peak storm water runoff discharge rates to reduce the potential for downstream erosion.
- b. Conserve natural areas in order to minimize the amount off disturbance and maximize natural cover.
- c. Minimize the discharge of storm water pollutants associated with

impervious surfaces directly connected to storm water conveyance systems.

- d. Minimize impervious surfaces
- e. Protect slopes and channels from erosion
- f. Public identification of the storm drain system to reduce or eliminate dumping of improper materials into the storm water conveyance system.
- g. Develop design standards for outdoor material storage and transportation storage areas.
- h. Develop mechanisms to insure monitoring and maintenance of BMP areas.

Responsibility: Department of Public Works
CDRA Engineering and Surveying Division

Time Frame: FY 04-05 and beyond

Funding: General Fund
Road Fund
Impact Fees

WETLAND AND RIPARIAN AREAS

Goal 6.B: To protect wetland communities and related riparian areas throughout Placer County as valuable resources.

Policies

- 6.B.1. The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Wildlife. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.
- 6.B.2. The County shall require new development to mitigate wetland loss in both federal jurisdictional and non-jurisdictional wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation and conservation banking program that provides the opportunity to mitigate impacts to special status, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas. Non-jurisdictional wetlands may include riparian areas that are not **federal "waters of the United States" as defined by the Clean Water Act.**
- 6.B.3. The County shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.
- 6.B.4. The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species.
- 6.B.5. The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the

mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. The County shall continue to implement and refine criteria for determining when an alteration to a wetland is considered a less-than-significant impact under CEQA.

Implementation Programs

- 6.6. The County shall work toward the permanent conservation of stream zones, wetlands, and significant ecological resource areas where such areas cannot be effectively preserved through the regulatory process. Protection may take the form of fee acquisition or conservation easements and may be carried out in cooperation with other local, state, and federal agencies and private entities. Acquisition should include provisions for monitoring maintenance and management in perpetuity.
- Responsibility: Department of Facility Services – Parks Division
CDRA Planning Services Division
- Time Frame: Ongoing
- Funding: Mitigation fees
State and federal grants
- 6.7. The County will implement a wetland and riparian habitat mitigation and conservation banking program. The program will provide opportunities for off-site mitigation of wetland impacts through the purchase of mitigation "credits" at established mitigation bank sites where new habitat is created. The program will also include the sale of **conservation "credits" of high value wetland** and riparian resources from established conservation banks.
- Responsibility: CDRA Planning Services Division
- Time Frame: Ongoing
- Funding: State/Federal grants
Mitigation fees
General Fund

FISH AND WILDLIFE HABITAT

- Goal 6.C:** To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels.

Policies

- 6.C.1. The County shall identify and protect significant ecological resource areas and other unique wildlife habitats critical to protecting and sustaining wildlife populations. Significant ecological resource areas include the following:
- a. Wetland areas including vernal pools.
 - b. Stream zones.
 - c. Any habitat for special status, threatened, or endangered animals or plants.
 - d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.
 - e. Large areas of non-fragmented natural habitat, including blue oak woodlands, valley foothill and montane riparian, valley oak woodlands, annual grasslands, and vernal pool/grassland complexes.
 - f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory

routes, and known concentration areas of waterfowl within the Pacific Flyway.

- g. Important spawning and rearing areas for anadromous fish.
- 6.C.2. The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the reasonable value of the habitat for wildlife is maintained.
 - 6.C.3. The County shall encourage the control of residual pesticides to prevent potential damage to water quality, vegetation, fish, and wildlife.
 - 6.C.4. The County shall encourage private landowners to adopt sound fish and wildlife habitat management practices, as recommended by California Department of Fish and Wildlife officials, the U.S. Fish and Wildlife Service, the National Marine Fisheries Service, the U.S. Army Corps of Engineers, and the Placer County Resource Conservation District.
 - 6.C.5. The County shall require mitigation for development projects where isolated segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work where it is clear that offsite replacement provides greater functions and values than onsite replacement.
 - 6.C.6. The County shall support preservation of the habitats of threatened, endangered, and/or other special status species. Where County acquisition and maintenance is not practicable or feasible, federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.
 - 6.C.7. The County shall support the maintenance of suitable habitats for all indigenous species of wildlife, without preference to game or non-game species, through maintenance of habitat diversity.
 - 6.C.8. The County shall support the preservation or reestablishment of fisheries in the rivers and streams within the County, whenever possible.
 - 6.C.9. The County shall require new private or public developments to preserve and enhance existing riparian habitat unless public safety concerns require removal of habitat for flood control or other essential public purposes (See Policy 6.A.1.). In cases where new private or public development results in modification or destruction of riparian habitat the developers shall be responsible for acquiring, restoring, and enhancing at least an equivalent amount of like habitat within or near the project area.
 - 6.C.10. The County will use the California Wildlife Habitat Relationships (WHR) system as a standard descriptive tool and guide for environmental assessment in the absence of a more detailed site-specific system.
 - 6.C.11. Prior to approval of discretionary development permits involving parcels within a significant ecological resource area, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites by a wildlife biologist, the evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of special status, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, and will identify feasible measures to mitigate such impacts or indicate why mitigation is not feasible. In approving any such discretionary development permit, the decision-making body shall determine the feasibility of the identified mitigation measures.

Significant ecological resource areas shall, at a minimum, include the following:

- a. Wetland areas including vernal pools.
- b. Stream zones.

- c. Any habitat for special status, threatened or endangered animals or plants.
 - d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.
 - e. Large areas of non-fragmented natural habitat, including blue oak woodlands, valley foothill and montane riparian, valley oak woodlands, annual grasslands, vernal pool/grassland complexes habitat.
 - f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.
 - g. Important spawning and rearing areas for anadromous fish.
- 6.C.12. The County shall cooperate with, encourage, and support the plans of other public agencies to acquire fee title or conservation easements to privately-owned lands in order to preserve important wildlife corridors and to provide habitat protection of California Species of Concern and state or federally listed threatened, or endangered plant and animal species, or any species listed in an implementing agreement for a habitat conservation plan and natural communities conservation plan.
- 6.C.13. The County shall support and cooperate with efforts of other local, state, and federal agencies and private entities engaged in the preservation and protection of significant biological resources from incompatible land uses and development. Significant biological resources include endangered or threatened species and their habitats, wetland habitats, wildlife migration corridors, and locally important species/communities.
- 6.C.14. The County shall support the management efforts of the California Department of Fish and Wildlife to maintain and enhance the productivity of important fish and game species (such as the Blue Canyon and Loyalton Truckee deer herds) by protecting important natural communities for these species from incompatible urban/suburban, rural residential, agricultural, or recreational development.

Implementation Programs

- 6.8. The County will establish and maintain a program to insure public awareness of the benefits of wetland and riparian resources. The program will also provide opportunities for the public to participate in the protection, enhancement, and restoration of existing resources.
- Responsibility: CDRA Planning Services Division
- Time Frame: Completed 2001; Ongoing
- Funding: General Fund

- 6.9. The County shall maintain a detailed countywide inventory of natural communities including ecologically significant resource areas, wetland areas, riparian areas, habitats of threatened, endangered, and other uncommon and special-status species. The inventory should be conducted as *community plans*, *area plans*, *specific plans*, planned developments, or other planning projects are considered by the County. The inventory should be based on the California Wildlife Habitats Relationships (WHR) system. The maps should be revised on a regular basis to reflect the availability of new information from County resources, local, State, or Federal agencies, changes in definition, or any other changes.

Responsibility: CDRA Planning Services Division

Time Frame: Ongoing

Funding: General Fund

- 6.10. The County shall maintain current maps that indicate the extent of natural communities for important fish and wildlife species, as these maps are made available by the California Department of Fish and Wildlife (DFW), U.S. Fish and Wildlife Service (FWS), and the National Marine Fisheries Service (NMFS). The relative importance of these fish and wildlife species shall be determined by the County, in consultation with DFW, FWS, and NMFS, based on relevant ecological, recreational, and economic considerations. These maps shall be used by the County to evaluate proposed *community plans*, *area plans*, *specific plans*, and any project development proposals to determine compatibility of development with maintenance and enhancement of important fish and game species.

Responsibility: CDRA Planning Services Division

Time Frame: Ongoing

Funding: General Fund

- 6.11. The County shall initiate a cooperative effort to develop, adopt, and implement a Countywide National Communities Conservation Plan (NCCP) (Fish and Game Code Sections 2800-2840), and Habitat Conservation Plan (HCP) (Section 10 of the Federal Endangered Species Act (FESA)) to address the long-term conservation and maintenance of sufficient natural habitat to support indefinitely the diversity of plants and wildlife species currently represented in Placer County. The NCCP/HCP will serve as a means of achieving programmatic regulatory compliance with these statutes and Federal wetland statutes (Section 404 of the Clean Water Act). These habitat management plans shall also address the need to balance economic development and land management activities with the objective of providing permanent conservation of **the County's natural habitats**. This habitat management program should include at least the following elements:

- a. County leadership of the process and a commitment to its integrity and inclusiveness;
- b. Provision of more "certainty" and less confrontation in the community development process through a program of habitat preservation and mitigation that would compensate for planned habitat conversion and deterioration;
- c. Coordination and cooperation with other public and private agencies, organizations and groups that have an interest in management of vegetation, fish and wildlife resources in the County or surrounding areas. This should include, but not be limited to the following agencies and organizations:
 1. The cities of Roseville, Rocklin, Lincoln, Auburn, Colfax, and the Town of Loomis;

2. The counties of Nevada, Yuba, and Sutter;
 3. California Department of Fish and Wildlife (DFW);
 4. California Department of Forestry and Fire Protection (CDF);
 5. U.S. Forest Service--Tahoe and Eldorado National Forests (USFS);
 6. U.S. Fish and Wildlife Service (USFWS);
 7. National Marine Fisheries Service;
 8. U.S. Army Corps of Engineers;
 9. U.S. Environmental Protection Agency;
 10. State Water Resources Control Board;
 11. Bureau of Land Management (BLM);
 12. Bureau of Reclamation;
 13. Tahoe Regional Planning Agency (TRPA);
 14. The Placer County Flood Control and Water Conservation District and other resource management special districts;
 15. The Placer Land Trust, the Nature Conservancy (TNC), the Sierra Club, the Audubon Society, and other local environmental or conservation organizations;
 16. The California Farm Bureau and other resource management interest groups;
 17. The Building Industry Association and other local development interests;
 18. Academic and scientific groups; and,
 19. Any other agencies, organizations and groups that the County selects to add needed expertise or breadth to the habitat management planning process.
- e. An inventory of **the County's physical characteristics** and the vegetation, fish, and wildlife resources in the County, using as much available information as possible, with the objective of creating an easily accessible, comprehensive, and regularly updated database that enhances the WHR inventory to be established in Implementation Program 6.8;
- f. Prioritization of important habitat that supports high diversity and sustainable populations of special status species, and particularly sensitive and vulnerable habitat that is in immediate danger of conversion or fragmentation;
- g. Application of sound conservation biology principles and an emphasis on a multi-species and landscape-level natural community conservation approach (in contrast with an emphasis on particular species and individuals of any species);
- h. Application of sustainable multiple-use land management principles and incorporation of diverse and potentially compatible land uses objectives, including provision of open space and recreation opportunities, watershed and water quality protection, flood control, and certain development and resource extraction needs;
- i. Application of a multiplicity of land conservation, acquisition and easement techniques, funding mechanisms, and cooperative agreements among participating agencies, organizations and groups; and
- j. Recognition and protection of habitat corridors throughout the County and cities, linked to adjacent counties, to provide for wildlife movement, prevent habitat fragmentation and isolation, and to promote individual identity and physical separation between developed communities.

- k. The NCCP and HCP shall be developed consistent with the following guiding principles:
1. **Recovery.** An NCCP/HCP should be based on the needs of the species and its associated ecosystems. The NCCP/HCP will contribute to the recovery of species. The NCCP/HCP will be consistent with recovery objectives for species with a recovery plan and consistent with sound conservation biology for those that do not have a recovery plan.
 2. **Land Use and Growth.** The NCCP/HCP is being developed as an implementation program of the General Plan. One objective of the NCCP/HCP is to integrate the land use needs of the County's growing human population with the natural systems and species that support life in the Sierra Nevada and Central Valley.
 3. **Prevention.** Another objective of the NCCP/HCP is to prevent future listings under the State or Federal Endangered Species Act by helping the County avoid the circumstances that lead to extinction. Although habitat recreation may be the only option open in certain circumstances, the NCCP/HCP will emphasize prevention within a regional context.
 4. **Science.** The NCCP/HCP will be based on sound principles of conservation biology and will rely on input of ecologists and conservation biologists to ensure that the plan will contribute to the recovery of at-risk species.
 5. **Adaptive Management.** The NCCP/HCP will incorporate the use of adaptive management techniques in order to be responsive to new information and changed circumstances over time. This adaptability is essential for the NCCP/HCP to meet its objective of ensuring the long-term protection of fully functioning ecosystems.
 6. **Public Participation.** The NCCP/HCP processes will be open to early public involvement and participation and to independent scientific input.
 7. **Implementation and Monitoring.** The NCCP/HCP will have an implementation component which includes secure and adequate funding for the scope of the proposed project. Additionally, there will be a monitoring component using measurable standards which regularly assesses the impacts of the plan, the efficacy of the plan, and the likely success of the plan.
 8. **Funding.** The NCCP/HCP will be developed as part of a broader open space and agricultural conservation program. Financial resources applied to the broader effort shall also be intended to benefit the NCCP/HCP. Sources include public funding, state and federal grants, developer fees, and private foundation contributions. In addition to benefiting from these funding sources, the NCCP/HCP will develop an independent financial implementation program for public and private projects benefiting from regulatory compliance.

Responsibility: CDRA Planning Services Division

Time Frame: Ongoing

Funding: Cooperative Planning Agreement, Framework Agreement, or MOU with other agencies
Public/Private grants and matching funds
Impact fees
General Fund

- 6.12. The County shall maintain a Countywide inventory of the location of woodland stands of 40 acres or larger as a component of the WHR Inventory to be established in Implementation Program 6.8. This inventory would include information prepared by the California Department of Forestry and Fire Protection (CDF) and/or the U.S. Forest Service (USFS).

Responsibility: CDRA Planning Services Division

Time Frame: Ongoing

Funding: General Fund

VEGETATION

Goal 6.D: To preserve and protect the valuable vegetation resources of Placer County.

Policies

- 6.D.1. The County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides, ridges, and along important transportation corridors.
- 6.D.2. The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.
- 6.D.3. The County shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.
- 6.D.4. The County shall ensure that landmark trees and major groves of native trees are preserved and protected. In order to maintain these areas in perpetuity, protected areas shall also include younger vegetation with suitable space for growth and reproduction.
- 6.D.5. The County shall establish procedures for identifying and preserving special status, threatened, and endangered plant species that may be adversely affected by public or private development projects.
- 6.D.6. The County shall ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife.
- 6.D.7. The County shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, nutrient catchment, and wildlife habitats. Such communities shall be restored or expanded, where possible.
- 6.D.8. The County shall require that new development preserve natural woodlands to the maximum extent possible.
- 6.D.9. The County shall require that development on hillsides be limited to maintain valuable natural vegetation, especially forests and open grasslands, and to control erosion.
- 6.D.10. The County shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.
- 6.D.11. The County shall support the continued use of prescribed burning, mastication, chipping, and other methods to mimic the effects of natural fires to reduce fuel loads and associated fire hazard to human residents and to enhance the health of biotic communities.

- 6.D.12. The County shall support the retention of vegetated corridors, consistent with Fire Safe Practices, along circulation routes in order to preserve their rural character.
- 6.D.13. The County shall support the preservation of native trees and the use of native, drought-tolerant plant materials in all revegetation/landscaping projects.
- 6.D.14. The County shall require that new development avoid ecologically-fragile areas (e.g., areas of special status, threatened, or endangered species of plants, and riparian areas). Where feasible, these areas should be protected through public or private acquisition of fee title or conservation easements to ensure protection.

Implementation Programs

- 6.13. The County shall maintain a current list of State and Federal special status, threatened, and endangered species plants known or suspected to occur in the County. The following other uncommon or special-status species which occur or may occur in the County should also be included on the list: 1) plant species included in the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California; 2) species of special concern as designated by California Department of Fish and Wildlife; and 3) California Fully Protected animals as defined by *California Fish and Game Code*. In addition to updating the list as new information becomes available, the list should be reviewed and amended at least once every two years.
 Responsibility: CDRA Planning Services Division
 Time Frame: Ongoing
 Funding: General Fund
- 6.14. The County should maintain a detailed inventory of significant ecological resource areas for use during environmental review to determine potential impacts and monitor cumulative impacts on these resources.
 Responsibility: CDRA Planning Services Division
 Time Frame: Ongoing
 Funding: General Fund

OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

- Goal 6.E:** To preserve and enhance open space lands to maintain the natural resources of the County.

Policies

- 6.E.1. The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible. The County shall permanently protect, as open space, areas of natural resource value, including wetlands, riparian corridors, unfragmented woodlands, and floodplains.
- 6.E.2. The County shall require that new development be designed and constructed to preserve the following types of areas and features as open space to the maximum extent feasible:
 - a. High erosion hazard areas;
 - b. Scenic and trail corridors;
 - c. Streams, riparian vegetation;
 - d. Wetlands;

- e. Significant stands of vegetation;
 - f. Wildlife corridors; and
 - g. Any areas of special ecological significance.
- 6.E.3. The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity sustain viable populations, accommodate wildlife movement, and sustain ecosystems.
- 6.E.4. The County shall coordinate with local, state, and federal agencies and private organizations to establish visual and physical links among open space areas. Where appropriate, these open space areas are to be connected by scenic corridors, wildlife corridors, and trails. Dedication of easements shall be encouraged, and in many cases, required as lands are developed and built.

Implementation Programs

- 6.15. The County should develop and adopt an ordinance requiring the dedication of open space and agricultural lands or payment of mitigation fees to provide and maintain open space and large tracts of economically viable agricultural land. Mitigation fees collected within a particular area of benefit are to be spent within that area of benefit unless it can be demonstrated that no suitable compensatory lands are available within the area of benefit and that available lands are available in a contiguous area of benefit.
- Responsibility: CDRA Planning Services Division
- Time Frame: Planned
- Funding: Impact Fees
- 6.16. The County shall develop and implement an open space and agricultural conservation program for the protection of natural resources to accomplish the following objectives:
- a. Maintain a viable agricultural segment of the economy;
 - b. Conserve natural features necessary for access to a variety of outdoor recreation opportunities;
 - c. Retain important scenic and historic areas;
 - d. Preserve the diversity of plant and animal communities;
 - e. Protect endangered and other special status plant and animal species; and,
 - f. Separate urban areas into distinct communities, and ensure public safety.
- Responsibility: Community Development Resource Agency
CDRA Planning Services Division
Department of Facility Services
Agricultural Commissioner
- Time Frame: Completed June 2000, Ongoing
- Funding: General Fund
Grants
Gifts
Impact Fees

AIR QUALITY - GENERAL

Goal 6.F: To protect and improve air quality in Placer County

Policies

- 6.F.1. The County shall cooperate with other agencies to develop a consistent and effective approach to air quality planning and management.
- 6.F.2. The County shall develop mitigation measures to minimize stationary source and area source emissions.
- 6.F.3. The County shall support the Placer County Air Pollution Control District (PCAPCD) in its development of improved ambient air quality monitoring capabilities and the establishment of standards, thresholds, and rules to more adequately address the air quality impacts of new development.
- 6.F.4. The County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality.
- 6.F.5. The County shall encourage project proponents to consult early in the planning process with the County regarding the applicability of Countywide indirect and areawide source programs and transportation control measures (TCM) programs. Project review shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.
- 6.F.6. The County shall require project-level environmental review to include identification of potential air quality impacts and designation of design and other appropriate mitigation measures or offset fees to reduce impacts. The County shall dedicate staff to work with project proponents and other agencies in identifying, ensuring the implementation of, and monitoring the success of mitigation measures.
- 6.F.7. The County shall encourage development to be located and designed to minimize direct and indirect air pollutants.
- 6.F.8. The County shall submit development proposals to the PCAPCD for review and comment in compliance with CEQA prior to consideration by the appropriate decision-making body.
- 6.F.9. In reviewing project applications, the County shall consider alternatives or amendments that reduce emissions of air pollutants.
- 6.F.10. The County may require new development projects to submit an air quality analysis for review and approval. Based on this analysis, the County shall require appropriate mitigation measures consistent with the PCAPCD's 1991 *Air Quality Attainment Plan* (or updated edition).
- 6.F.11. The County shall apply the buffer standards described in Part 1 of this *Policy Document* and meteorological analyses to provide separation between possible emission/nuisance sources (such as industrial and commercial uses) and residential uses.

Implementation Programs

- 6.17. The County shall coordinate with other local, regional, and state agencies, including the PCAPCD and the California Air Resources Board (ARB), in incorporating regional and County clean air plans into County planning and project review procedures. The County shall also cooperate with the PCAPCD and ARB in the following efforts:
 - a. Enforcing the provision of the California and federal Clean Air Acts, state and regional policies, and established standards for air quality;
 - b. Establishing monitoring stations to accurately determine the status of carbon monoxide, ozone, nitrogen dioxide, hydrocarbon and PM₁₀

concentrations;

- c. Developing and implementing clean fuel regulations for vehicle fleets; and,
- d. Developing consistent procedures and thresholds for evaluating both project-specific and cumulative air quality impacts for proposed projects.

Responsibility: CDRA Planning Services Division

Time Frame: Ongoing

Funding: General Fund

- 6.18. The County shall work with the PCAPCD to develop significance thresholds that would trigger requirements for air quality analyses and project mitigation. Those thresholds and mitigation measures shall be incorporated into the criteria and strategies from the Placer County Air Quality Attainment Plan (AQAP, 1991) and the State Implementation Plan (SIP) which were prepared in order to attain state and federal air quality standards.

Responsibility: CDRA Planning Services Division
Placer County Air Pollution Control District

Time Frame: In Process

Funding: General Fund

- 6.19. The County shall coordinate with the PCAPCD regarding its update to the 1991 AQAP as required every three years. **The County shall ensure that the PCAPCD's triennial updates reflect the projected population estimates and vehicle travel associated with the updated *General Plan*, and include additional air quality mitigation projects to compensate for the increased population and emissions associated with anticipated development.**

Responsibility: CDRA Planning Services Division
Placer County Air Pollution Control District

Time Frame: Ongoing (completed in 1997, 2000, 2003, and 2009)

Funding: General Fund

- 6.20. The County should coordinate with the PCAPCD and the Sacramento Area Council of Governments (SACOG) relating to the preparation of the State Implementation Plan (SIP) and the associated progress reports which demonstrate the attainment of federal air quality standards. The County should ensure that the SIP reflect any revised General Plan population and vehicle travel activity projections associated with any federal nonattainment area within Placer County.

Responsibility: CDRA Planning Services Division

Time Frame: Ongoing (completed 1994 1-hr ozone SIP and 2008 8-hour ozone SIP)

Funding: General Fund

- 6.21. The County shall explore alternative financing mechanisms for local air quality improvement programs. The County shall also examine whether grants are available to establish an air quality monitoring program. In addition, the County shall develop a methodology providing project proponent funding or roadway improvements that equitably recovers the costs of those improvements.

Responsibility: CDRA Planning Services Division

Time Frame: Ongoing

Funding: General Fund

- 6.22. In consultation with the PCAPCD, cities and special districts, transit providers, and major employers in Placer County, the County shall adopt a program to encourage the widespread use of clean fuels. This program shall include the following components:
- a. Vigorously pursuing replacement of existing County vehicles that burn gasoline and diesel fuel with vehicles that use clean fuels including, but not limited to, methanol, compressed natural gas (CNG), liquefied petroleum gas (LPG), and electric batteries;
 - b. Encouraging existing fueling stations in the County to provide clean fuels such as methanol and LPG; and
 - c. Encouraging bus service companies based in Placer County to use clean fuel buses in their daily operations.

Responsibility: Public Works Department
 Department of Facility Services
 County Executive Office
 Board of Supervisors

Time Frame: Ongoing

Funding: General Fund

AIR QUALITY - TRANSPORTATION/CIRCULATION

Goal 6.G: To integrate air quality planning with the land use and transportation planning process.

Policies

- 6.G.1. The County shall require new development to be planned to result in smooth flowing traffic conditions for major roadways. This includes traffic signals and traffic signal coordination, parallel roadways, and intra-and inter-neighborhood connections where significant reductions in overall emissions can be achieved.
- 6.G.2. The County shall continue and, where appropriate, expand the use of synchronized traffic signals on roadways susceptible to emissions improvement through approach control.
- 6.G.3. The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in County transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities.
- 6.G.4. The County shall consider instituting disincentives for single-occupant vehicle trips, including limitations in parking supply in areas where alternative transportation modes are available and other measures identified by the Placer County Air Pollution Control District and incorporated into regional plans.
- 6.G.5. The County shall endeavor to secure adequate funding for transit services so that transit is a viable transportation alternative. New development shall pay its fair share of the cost of transit equipment and facilities required to serve new projects.
- 6.G.6. The County shall require large new developments to dedicate land for and construct appropriate improvements for park-and-ride lots, if suitably located.
- 6.G.7. The County shall require stationary-source projects that generate significant amounts of air pollutants to incorporate air quality mitigation in their design.

[See also policies/programs under Goal 3.D., Non-Motorized Transportation]