

Part III

General Standards for Consideration of Future Amendments to the General Plan

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GENERAL STANDARDS FOR THE CONSIDERATION OF FUTURE AMENDMENTS TO THE GENERAL PLAN

The Land Use Diagram of the Countywide General Plan designates the unincorporated area of the county according to specific land use designations. This General Plan also recognizes that as the county continues to grow, additional areas may be identified as being suitable for development at urban or suburban densities and intensities. The most appropriate location for such additional growth, and the area that will be considered first by the County, is the "Future Study Area," shown in Figure 3-1, in southwest Placer County. Future growth in this area may occur in the unincorporated area or as a result of annexation to an adjacent city.

The County shall consider General Plan Amendments (GPA) for proposed urban or suburban development within the "Future Study Area," during the life of this general plan, on the basis of the standards and requirements listed below. The County will not consider GPAs in the Future Study Area until an application for the West Placer Specific Plan has been accepted by the County (A Specific Plan for the West Placer area was approved by the Board of Supervisors on 7/16/07). At that time, the County will evaluate past development trends, market demand, and other factors to determine if it is appropriate to consider future amendments within this area. The County will require the preparation of individual General Plan Amendments and specific plans for such proposals to work out the most appropriate arrangement and mixture of land uses, circulation system layout, extent of infrastructure and public services, and institutional framework necessary to accommodate development. Any proposal for a GPA and designation of areas for significant new growth must include a discussion of how the project will meet the following standards and requirements.

Standards and Requirements

1. The County shall consider GPAs that designate areas for significant new growth only when they can be comprehensively planned as single units according to an adopted specific plan that complies with these standards and requirements.
2. Where appropriate, annexation should be considered first for proposed urban projects. The County supports logical, planned growth, contiguous to existing urban areas.
3. The County shall consider GPAs that designate areas for significant new growth where the planning and design carries out the following objectives:
 - a. Concentrate higher-density residential uses and appropriate support services along segments of the transportation system with good road and transit connections to the remainder of the region;
 - b. Support concentrations of medium and high-density residential uses and higher intensities of non-residential uses within one-quarter mile of transit stops along trunk lines of major transportation systems;
 - c. Support the development of integrated mixed-use areas by mixing residential, retail, office, open space, and public uses while making it possible to travel by transit, bicycle, or foot, as well as by automobile;
 - d. Provide buffers between residential and incompatible non-residential land uses;
 - e. Enhance community identity by creating retail/office commercial centers that also serve as cultural and activity centers for communities;
 - f. Provide a bicycle path and pedestrian walkway network to link public facilities, housing, and commercial centers;
 - g. Provide buffers for major public facilities such as landfills, airports and sewage treatment plants; and

bikeway and pedestrian facilities, and transit facilities (e.g., turn-outs, shelters, storage and maintenance buildings, parking areas for transit and car-pooling, and mode transfer facilities).

14. The County shall encourage the use of appropriate new technologies (e.g., telecommuting, traveler information systems, alternative-fuel vehicles, and continuous monitoring systems) in new development areas.
15. Road systems within new development areas shall provide links to internal commercial core areas without requiring the use of an adjacent arterial, thoroughfare, or state highway.
16. In conjunction with the processing of a GPA application for development located within the future study area, the County will enter into an agreement with the adjoining city that would specify acceptable levels of service (including police, fire, park programs, etc.) and measures to mitigate impacts to municipal facilities (transportation, circulation, parks, libraries, etc.).

The determination of the impact of development on an adjoining city shall consider the fiscal effects of such development based on a fiscal analysis prepared as a part of the General Plan Amendment proposal. Costs and revenues to both the City and County, resulting from a project, shall be considered in such an analysis.

