COMMUNITY DEVELOPMENT ELEMENT

II. COMMUNITY DEVELOPMENT

Included in the Community Development Element of the Dry Creek-West Placer Community Plan are the State-mandated general plan elements of Housing, Land Use, Safety and Noise. Also included is information on related topics of local importance including population growth, public services, parks and recreation, as well as community design. As with the other elements of the Plan, these sections must be read and implemented in the context of the whole Community Plan, i.e. no one section stands alone. Portions of mandated General Plan elements may be found in other sections of this Plan (Ref. 65302 Government Code).

A. POPULATION AND HOUSING

Purpose: The purpose of this section is to discuss historic and projected population growth and to determine present and future housing needs with the ultimate goal of providing adequate housing for all economic segments of the community. This section must be reviewed within the larger context of Placer County as a whole.

NOTE: The Placer County General Plan Housing Element (1986) is incorporated in this Community Plan by this reference. The following provides specific housing and population information relative to the Dry Creek-West Placer area.

GOALS AND POLICIES

GOAL: PROVIDE SOUND AND ADEQUATE HOUSING TO ALL RESIDENTS AT DESIRABLE LOCATIONS INCLUDING CONSIDERATION OF TRANSPORTATION FACILITIES, SCHOOL FACILITIES AND PROXIMITY TO MAJOR EMPLOYMENT CENTERS.

Policies

1. Encourage residential development in areas which provide an adequate and accessible transportation network and which reduce commuting distances to areas of employment.

2. Discourage proposals which are not part of a cohesive transportation network and which do not make possible a diversity of transportation systems.
3. Residential areas should be located where a full range of services and facilities can be provided most efficiently and economically.

GOAL: PROVIDE HOUSING TO MEET FUTURE NEEDS ANTICIPATED IN CURRENT POPULATION PROJECTIONS FOR ALL ECONOMIC SEGMENTS ANTICIPATED WITHIN THE PLAN AREA WHILE ENSURING CONSISTENCY WITH EXISTING LAND USES.

Policies

1. Encourage innovative development techniques to assure a wide diversification of housing types.
2. Limit high and medium density residential development to areas which have available public services and are compatible with surrounding land uses.
3. Discourage the subdivision of property into parcels less than 2.3 acres in size if the property seeking entitlements abuts designated agricultural parcels.
4. Ensure that state mandated housing goals are satisfied by reviewing the consistency of these policies in 1992 when the County-wide housing element is updated as required by State Law.

GOAL: PROVIDE SAFE, INNOVATIVE AND ENERGY EFFICIENT RESIDENTIAL DEVELOPMENTS.

Policies

1. Replace or renovate all substandard housing and improve deteriorating residential areas through continued enforcement of building, zoning, health and seismic safety codes.
2. Encourage developments which create a sense of community by fostering human interaction through subdivision design, pathways, interconnecting trail systems, in-tract recreation opportunities, etc.

3. Encourage the use of passive and direct solar collection and incorporate home design innovations which limit energy consumption.
4. The design of future residential developments should emphasize character, quality, livability and the provision of all necessary services and facilities to insure their permanent attractiveness.
5. Encourage neighborhood design which fosters pedestrian, bicycle and equestrian traffic while still providing for safe automotive circulation.

Implementation

A number of measures shall be available to implement the housing policies of this Community Plan. Some of these measures are presently in existence. These include the Zoning Ordinance and its density bonus procedures for affordable housing and the provision for second residential units. The use of zoning will ensure a mix of compatible land use types so that the community's residential areas develop in a logical fashion with the necessary services being readily available. The Planned Unit Development Ordinance and the use of specific plans will allow for flexibility in design with a comprehensive review of impacts associated with development for those properties located in unique environments.

New measures will include land use review procedures which shall include consideration of community design and housing policies specifically designed for the Dry Creek area. These policies shall be implemented as mitigation measures through environmental review and as conditions of approval on land use entitlements. Lastly, this Community Plan shall provide design guidelines and development standards for a number of features of residential developments. These requirements should provide for housing which satisfies the goals of this Plan.

POPULATION

Historical Growth

There are approximately 1900 persons presently living within the Dry Creek-West Placer Community Plan area. This is based upon an assumption that 2.7 persons occupy each existing dwelling unit in the Plan (source: 1980 Federal Census). The growth rate throughout the County is presently at 3% annually. It is anticipated that growth in the Plan area will exceed this County-wide rate and be more closely associated with growth rates found in the City of Roseville. In the last two years these growth rates have reportedly been 9-10% annually. (Source - City of Roseville Planning Department Quarterly Report - Second Quarter, 1989).

Projections

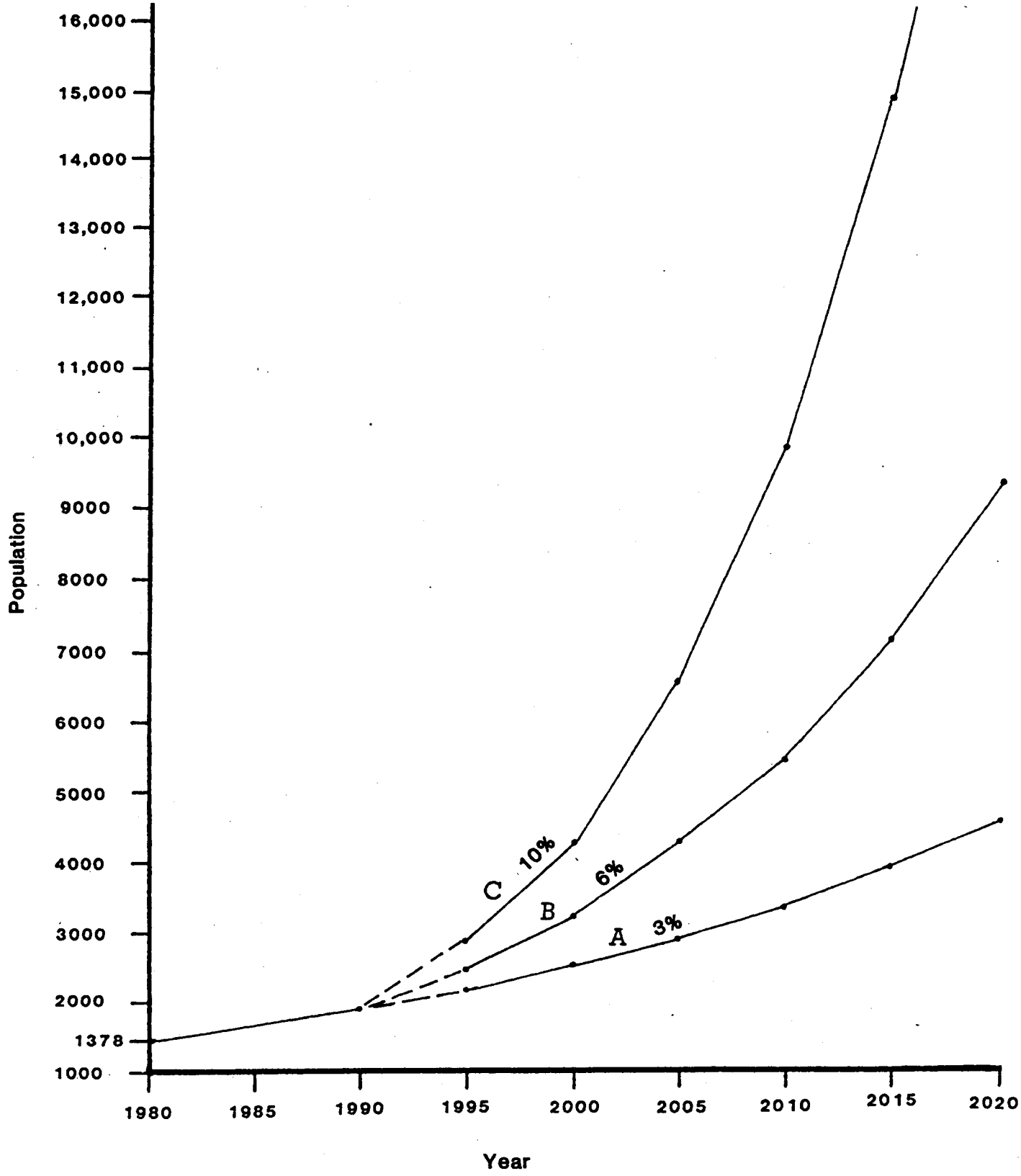
Population projections play a major role in the formulation of a general plan. They are an important factor in determining land use as well as transportation and public service facility needs to accommodate the anticipated growth.

Care must be taken in the use of population projections since they are based on assumptions as to what will occur in the future. Unforeseen changes in the social or economic climate of an area can significantly alter the actual growth. Thus a high and low projection have been prepared. These projections include a plotting of the historical growth rate for comparative purposes (Table 1).

Projection A is based on the assumption that the Dry Creek - West Placer area will grow at a rate of 3% which is the percentage currently being experienced throughout Placer County. This would yield a population of 3400 by the year 2010. Based on current housing trends and subdivision activity in the area, this rate appears to be low, but will serve as the minimum growth rate to determine housing need in the event of the slowing of the economy.

POPULATION GROWTH PROJECTIONS

TABLE #1



Projection B is based on the 6% growth rate experienced in the City of Roseville from 1980-1988. This projection would allow for 5550 people in the Plan area by the year 2010.

Projection C assumes that the growth rate of 10% presently occurring within the City of Roseville will also occur in the Dry Creek-West Placer area. This would yield a population of 9836 by the year 2010. This is considered to be the maximum average growth rate for long-range planning purposes in the area recognizing that fluctuations in future growth will occur. It is not expected that the 10% growth rate is sustainable over this 20 year period.

There is a fairly wide variation between the three Projections prepared (3%-10%) At this time, however, it is assumed that the population in the year 2010 would probably lean toward the middle figure reflecting a continuation of the reasonably high growth rate experienced by the City of Roseville. This assumption is based on the steady growth in the area due to its attractiveness, the relatively low cost of housing, the continued availability of jobs, the type of housing encouraged by the Plan, and the pent up demand that has resulted from the time involved in the preparation of this Plan.

HOUSING

Existing Condition

Based on a 1989 Land Use Study prepared from Placer County Assessor's data, there are approximately 700 housing units within the Dry Creek-West Placer Plan boundary. The following table provides a breakdown of the housing units by housing type. (The number of vacant units is based on a 6% vacancy rate from the 1980 census estimates.)

Dry Creek-West Placer Housing Types
1989

HOUSING Type	HOUSING Units	VACANT Units	OCCUPIED Units
SFD	446	27	419
2 Homes or Duplex	34	2	32
Mobile Homes	219	0	219
	699	29	670

The above table shows that the predominant housing type in the Plan area is the single family dwelling with over 64% of the total units being of that type. Mobile homes represent the bulk of the remainder of dwelling units with the majority of these units being located within the Sabre City Mobilehome Park (209 units).

The predominance of single family housing units is a reflection of both the demand for this type of housing as well as the rural large lot character of the area. The majority of people who have moved to the area have done so to actively farm the land or to enjoy its rural environment.

A number of large and small farms, horse ranches and hobby farmers are found throughout the area. Agricultural operations occurring in the area are of two distinct types; those related to part time or hobby related interests and large scale operations. The larger operations are typically found west of Walerga Ave. and adjacent to the City of Roseville's Wastewater Treatment Plant.

According to the 1980 census, approximately 40% of the residents work in the City or County of Sacramento, 30% in the City of Roseville and 30% in the remaining portions of Placer County.

The majority of persons are employed in management, professional or technical services. Between 5 and 13 percent are employed in agricultural operations.[1]

Median incomes in the Dry Creek-West Placer area in 1989 varied from $32,462 to $32,586 which was slightly above the county average of $30,897.

There were approximately 34-38% of the residents reporting incomes of less than 80% of the County median which is the standard used for determining low income. In that a large percentage of the homes are owner occupied, it is assumed that a number of these individuals are retirees who own their own home.[2]

Approximately 94% of the total housing units within the Dry Creek-West Placer area were occupied in 1980. This compares to a 92% occupancy rate County-Wide.[2]

Housing Need

The need for future housing is based on the community's projected population. These increased population projection figures would indicate a demand for between 540 and 2900 additional housing units by the year 2010 as illustrated in Table 2. (The present County-Wide demand for housing, at 3% growth rate, is +/- 1600 new dwelling units per year.)

TABLE 2

Dry Creek-West Placer Housing Need

POPULATION 1990	PERCENT GROWTH	POPULATION 2010	POPULATION INCREASE 1990-2010	AVERAGE HOUSEHOLD SIZE	NUMBER OF NEW UNITS NEEDED
1943	3%	3400	1457	2.7	540
1943	6%	5550	3607	2.7	1336
1943	10%	9836	7893	2.7	2923

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1. South Sutter County Land Use Development Study, May 1989

2. Source - 1980 Census Data (The same relationship between median incomes that existed in 1980 is assumed to still exist today.)

With approximately 34-38% of the households in the Plan area classified low income and with the majority of these individuals owning or purchasing their own home, the current trend does not depict a significant demand on multi-family dwellings for affordable housing. With the inclusion of different densities of development resulting in varying degrees of single family homes, multi-family units and mobile home park development, the proposed land use plan should provide a reasonable mix of housing types which satisfies the goals of this Plan and the County-wide Housing Element. Additional mobile home parks and, if necessary, more multi-family housing could be developed under commercial or professional office land use designations if the need is demonstrated for this type of housing.

In that the majority of the housing demand in the Plan area will be satisfied by single family dwellings it would not be appropriate to determine the housing need, by type, based on existing conditions. The Sabre City Mobile Home Park and its 209 mobile homes represent 30% of the dwellings in the Plan area on less than 1% of the total land area. The overall percentage of mobile homes in the Plan area will be reduced concurrent with the development of single family residential subdivisions. The actual mix of housing types would be more closely related to other areas of the County with similar geographic and environmental conditions and which have received suburban and rural residential growth over time. Granite Bay resembles the Dry Creek area in a number of ways, therefore its growth trends will be used for comparative purposes. The current Granite Bay housing mix of 90% single family dwellings, 3% multi-family and 7% mobile home park units seems to be a reasonable basis for planning in the Dry Creek-West Placer Plan area. (If any figure is inaccurate in the use of Granite Bay's housing needs, it is the use of 3% multi-family units. This number could actually be absorbed by single

family dwelling construction in the Dry Creek area.) Table 3 represents the breakdown of housing types using the percentages from Granite Bay.

TABLE 3

Projected Dry Creek-West Placer Housing Need (By Type)

% OF HOUSING TYPE	EXISTING HOUSING TYPE	UNITS 1989	ADDITIONAL UNITS-3% GROWTH 2010	ADDITIONAL UNITS-6% GROWTH 2010	ADDITIONAL UNITS-10% GROWTH 2010
90%	Single Family	456	486	1202	2631
3%	Multi Family	34	16	40	87
7%	Mobile Home Park Units	209	38	94	205
TOTAL		699	540	1336	2923

AFFORDABLE HOUSING

The Placer County Housing Element, adopted by the Board of Supervisors in June of 1984, provides background information and a number of County-Wide policies on housing related issues (see pages 38-44). The overall goal of the element is as follows:

GOAL: TO ENCOURAGE THE PROVISION OF SAFE, SANITARY AND DESIRABLE HOUSING FOR ALL PERSONS REGARDLESS OF INCOME, AGE, RACE OR ETHNIC BACKGROUND WHILE MAINTAINING CONSISTENCY WITH EXISTING RURAL AND URBAN AREAS OF THE COUNTY.

The affordable housing policies of the County, adopted pursuant to the above goal, provide for a number of implementation measures. Important among these measures is the South Placer Policy Committee's (SPPC) position on where high density affordable housing projects are located. The approved Policy Plan of the SPPC encourages higher densities in the incorporated cities

where the necessary infrastructure support for services is located. Existing and proposed services in the unincorporated area are not typically capable of meeting the demands of urbanized densities.

The affordable housing demand in the unincorporated area is expected to be less than that found in the Cities. It is assumed that a large percentage of the people migrating to the unincorporated area over the next 10 years will be moderate and higher income individuals moving to Placer County for its desirability, affordable housing, promising employment opportunities, retirement and rural residential character. Higher density affordable land development isn't typically compatible with the assumed goals of those individuals moving into Placer County's unincorporated area.

Many areas of the unincorporated portion of the County remain on few public services (e.g. public sewer, water and roads) and as such are obviously unsuitable for typical higher density affordable housing. In other areas where services are available or planned for, the land use goal of providing rural-residential housing densities is also incompatible with high density affordable units. This plan incorporates many goals which maintain the existing rural character of the area. This combined with few services in many locations has led to the provision of limited land use categories conducive to the development of affordable higher density projects. The policy to be adopted herein shall be consistent with the County's Housing element, that high density affordable housing projects shall be located within the surrounding incorporated jurisdictions.

(See the Placer County Housing Element for additional information on the County's housing policies.)

Implementation

Placer County has developed the following programs to assist in providing adequate housing for all economic segments of the community.

1. Adopted an ordinance that allows for a "second residential unit" either attached or detached with separate living facilities for one or more persons to be constructed in residential zone districts providing a Conditional Use Permit is first obtained and certain standards are met.
2. Adopted a density bonus ordinance for rental units which provides for additional units over the general plan or zoning limitations on a parcel, assuming the developer requests to build a portion of his or her units for low or moderate income households. Units must be affordable to families based on HUD Section 8 income requirements.
3. The Community Services Department functions as the housing office for the county providing general housing information and administering HUD Section 8 rental housing certificates for the unincorporated area.
4. The county continues to participate in the Community Development Block grant Program to provide infrastructure and housing rehabilitation.
5. Private developers are encouraged to participate in Federal and State Housing programs for low and moderate income housing.
6. The use of the High Density Residential designation will allow for ± 13% of the total number of dwelling units to be occupied at a more affordable rate than the improved rural residential parcels resulting from this Plan.

B. THE LAND USE PLAN

Purpose: This section of the Dry Creek-West Placer Community Plan describes the proposed general distribution, location, and use of the land within the Plan area, for residential, commercial, industrial, agricultural, open space, recreation and other uses. It also includes standards for the general density and intensity of use within the various land use districts. Goals and Policies are established herein to guide in the implementation of the Plan.

The Land Use Element supersedes those land use designations first established for the area in the 1967 Placer County General Plan and further amended by the Agricultural Element in 1989. It is consistent with all other designations used, and permitted densities or intensity of use in those areas is affected by goals and policies contained in other sections; particularly the open space, public services and natural resource elements. Similarly, other elements of the Plan are directly affected by the Land use Element. For example, the need for schools, fire stations, park facilities and circulation system improvements is based on the cumulative density (potential population) identified by the location, intensity of use, and size of the various land use districts.

General Comments

The overall perception of an area is judged first and foremost by the physical appearance of the natural and man-made features which make up the landscape. These features, when combined with the cultural aspects of a community define the community's "character." It is recognized that the Dry Creek-West Placer Plan area is not a community that stands alone and apart from the surrounding communities of Roseville and Sacramento. It is rather a part of the greater region. The area is greatly affected by large employment centers to the north (the Sunset Industrial area) and south (Sacramento). In some ways it is a crossroad between the two. As such, the area can serve as a buffer between higher densities found both north and south (thus closer to the dominant employment centers) and at the same time provide a lower intensity use area which helps to separate Sacramento from Roseville. The area is well suited to provide a different type of living environment and housing type than is found elsewhere in the vicinity. The area can maintain a more open appearance, help to achieve the goal of providing a range of housing types, provide an environment for the segment of the population desirous of living on larger parcels, and complement the development occurring in the surrounding area.

The Plan also allows for the maximum range of future options through the preservation of a large portion of the area (generally west of Watt Ave.) in an agricultural designation. Aside from maintaining options for future development in this portion of the Plan area, it has retained the agricultural designation for a variety of other reasons:

a) This portion of the Plan area is located within a different watershed than the area to the east.

b) Public services can be readily provided to the areas located close to Roseville and the Antelope area of Sacramento County and not to this area.

c) Leap-frog development could occur if areas in the western portion of the Plan were designated for development at this time.

d) The possibility of the construction of Route 102 as a major transportation facility could affect the future development of this area in a way that is not identifiable at present due to the uncertainty of the route.

e) Some agricultural operations continue to exist in this area and the successful implementation of plans to bring irrigation water to the area could result in a resurgence of agricultural operations.

f) Based on population projections and the availability of land for development, a need does not appear to exist at the present time for development in this area.

g) The preservation of large single ownerships of land in this area increase the opportunities available at a later date to properly plan for the future of the area.

h) Long-range planning studies, such as the "South Sutter County Land Use Development Study" indicate that in the future a very different type of land use (possibly much higher densities than can be anticipated now) may be appropriate in this area.

i) Noise impacts related to flight operations from McClellan Air Force Base affect this area. Agricultural land uses may be more compatible than residential uses in the noise impacted area.

This large agricultural area will be the subject of study and review as the County goes through the process of updating the Placer County General Plan. This effort has started in 1990 and is expected to take approximately 3 years.

Land Use Goals

In addition to the General Community Goals (noted in Section I.G. on page 11) the following Goals and Policies are hereby established for the Dry Creek-West Placer Community Plan. (See also Community Design Goals & Policies.)

GOALS

1. TO PROTECT EXISTING RURAL-RESIDENTIAL AREAS LOCATED NORTH AND WEST OF DRY CREEK FROM URBAN ENCROACHMENT BY PROJECTS LOCATED WITHIN THE PLAN AREA, CITY OF ROSEVILLE AND SACRAMENTO COUNTY.
2. TO PRESERVE OUTSTANDING VISUAL FEATURES, NATURAL RESOURCES, AND LANDMARKS.
3. TO PROVIDE ADEQUATE, CONVENIENT SHOPPING AREAS FOR THE COMMERCIAL NEEDS OF RESIDENTS AND OTHERS WHERE MAJOR TRANSPORTATION CORRIDORS CONNECT THE PLAN AREA TO OTHER AREAS.
4. TO LOCATE NOISE SENSITIVE LAND USES WITHIN AREAS OF ACCEPTABLE NOISE LEVELS.
5. TO PROTECT THE LIVES AND PROPERTY OF THE CURRENT AND FUTURE CITIZENS OF THE PLAN AREA FROM UNACCEPTABLE RISK RESULTING FROM FLOOD HAZARDS.
6. TO ENCOURAGE COMPATIBILITY BETWEEN NEIGHBORING LAND USES.
7. TO INSURE ADEQUATE ALLOCATION OF LAND USE DESIGNATIONS FOR PUBLIC FACILITIES (I.E. SCHOOLS, PARKS) AT A LEVEL NECESSARY TO MEET THE NEEDS OF EXISTING AND FUTURE RESIDENTS.

Policies

1. Encourage both private and public ownership and maintenance of open spaces.
2. Maintain large agricultural areas and require development to provide adequate buffer zones between agricultural uses and other uses, as described in the Placer County General Plan.
3. The retention of important open space features is critical to the future quality of life in the Plan area.
4. To subject new developments with potential for adverse fiscal and other impacts on the delivery of essential public services to an "impact analysis" so as to avoid unreasonable financial burdens on the community and other affected local governmental agencies to ensure the continued availability of essential public services.
5. Encourage the use of greenbelts or landscaped areas along roadways as a design feature of any development in order to mitigate noise impacts and provide valuable open space.
6. All substandard housing should be replaced or renovated and deteriorating residential areas improved through continued enforcement of building and health codes.
7. The design of future residential developments should emphasize character, quality, livability, and the provision of all necessary services and facilities, to ensure their permanent attractiveness.
8. Residential areas should be located where a full range of services and facilities can be provided most efficiently and economically.
9. Allow for limited neighborhood commercial areas (including food market, bakery shop, drugstore, barber, etc.), for the convenience of surrounding residents, so as to discourage unnecessarily long trips by automobile to reduce fuel consumption and maintain high air quality.
10. Encourage the establishment and growth of small clean industry, especially near the Southern Pacific Railroad right-of-way.

11. Public service designations (i.e., firehouses, schools, and parks) on the plan are not intended to identify specific properties, but rather a need for such facility in the general area. Areas designated for public service facilities will assume the designation of the surrounding land use district, if at the time of development the responsible public entity does not offer to acquire that area or the County does not require dedication of land for the public facility.
12. Where appropriate, higher density housing (i.e. Sabre City) should be provided in sufficient quantity to meet Housing Element goals while retaining and preserving existing single family residential neighborhoods.
13. Insure that the recommendations of the Housing Element are reflected in the Land Use Plan.
14. Consider land use alternatives separately from land ownership and land tenure.
15. Encourage logical expansion of the area by developing infill areas and those lands lying closest to existing developed areas before extending into outlying areas. On a County-wide basis, encourage in-fill of lands in cities and areas of the unincorporated portions of the county designated for urban uses before allowing the premature conversion of open space and agricultural lands.
16. Establish conservation and rehabilitation of existing areas as a priority.
17. Maintain strong design control of commercial and industrial areas with strict adherence to the Placer County Design Guidelines.
18. Establish a citizen design review committee, in the unincorporated area, as a means of assuring that future development is consistent with design standards and community desires.
19. Prevent strip commercial areas.
20. Encourage the redevelopment of existing substandard industrial development.

21. Discourage public services from expanding into areas with significant value as rural open space.
22. Maintain large parcel sizes in agricultural areas to both preserve and protect agricultural activity.
23. Encourage Williamson Act Agreements where appropriate.
24. Continue work in defining existing and potential flood problem areas.
25. Continue to implement zoning policies which minimize potential loss of property and threat to human life caused by flooding and prohibit the creation of new building sites within the floodplain.
26. Encourage development activities in areas of least environmental-sensitivity, and similarly, restrict from development activities those lands which are environmentally sensitive.
27. Promote energy and resource conservation in any future land development project especially through consideration of alternative energy sources (i.e. passive solar collection) or state of the art energy and water conservation measures.
28. Continue to monitor and control existing land uses that could deteriorate air and water quality.
29. Review proposed developments for their potential adverse affect on air and water quality.
30. Encourage application of measures to mitigate erosion and water pollution from earth disturbing activities such as grading and road construction.
31. Promote taxation techniques that would allow property owners to preserve their lands as open space.
32. Maintain strict enforcement of seismic safety standards for new construction contained in the Uniform Building Code.
33. Review future developments using all available seismic data and taking into account recommendations from the Seismic Safety Element.
34. Allow for phased development of the Plan area as services become available.

35. Recognize that numerous properties within the Plan area are in the Williamson Act.
36. Protect the Roseville sewage treatment plant from encroachment by uses which are incompatible with the long-term operation of the plant.
37. Actively encourage and support efforts of adjoining jurisdictions to provide compatible land uses on borders of the Plan area.
38. Heavy industrial uses should be located to the eastern and southern portions of the industrial area. Light industrial uses, or industrial parks, should be considered on Pacific Fruit Express Road and on the western end of the industrial area.
39. Where industrial uses interface with residential uses, it shall be a requirement of the industrial landowner to establish buffering through the use of setbacks, landscaping, berms and structural screening.
40. All parcels which have a legitimate potential for being served by a public sewer shall not be divided into building site parcels which are less than 10 acres in area if individual onsite sewage disposal is proposed for sewage treatment.
41. The approximate 100 year floodplain designation for Dry Creek and its tributaries shall be revised and modified as additional information becomes available, or as changes occur in the Dry Creek watershed which should cause changes in the flow characteristics. The modifications shall also lead to changes in zoning so that the 100 year floodplain continues to lie within the Open Space/Greenbelt land use designation.
42. Require residential developers to provide frontage trees, on a per lot basis, with the goal of providing canopy coverage of a neighborhood's roads.
43. To allow for continued increased commercial and residential development only where all public services can be provided in an adequate and timely manner.

44. The rate of development and location of projects shall not exceed the capacity of the community, special districts and utility companies to provide all needed services and facilities in an orderly and economic manner.

IMPLEMENTATION

The Goals and Policies of the Dry Creek-West Placer Community Plan are implemented in several ways and with the use of many different types of planning tools. The land use section identifies various categories of land use (i.e., land use districts) as the first step in implementation of the Plan. The general plan designations are then more specifically defined through the adoption of precise zoning of each parcel in the Plan area. Also included herein is a chart, entitled "General Rules for Interpretation of the Dry Creek-West Placer Community Plan" (Table 5) which indicates the various zone districts which can be used to implement the respective Plan designations. In all cases, the zoning of property must be consistent with the Plan. For this reason, the zoning map has been prepared along with the Community Plan map.

The effectiveness of the Community Plan depends upon the degree to which its goals and policies are implemented. Along with zoning ordinances, several other programs are necessary to implement the Plan. Capital improvement programming to ensure that adequate infrastructure is available at the county and service district level is important, as will be the administration of subdivision ordinances, building codes, grading ordinances, design guidelines, and code enforcement.

Decisions made by private landowners will have the greatest impact of all on the character of the Dry Creek area. The goals, policies, and implementation measures of this Plan will hopefully guide such decisions and make possible a partnership approach to the development of the Dry Creek area.

The proposed land use plan has an ultimate population holding capacity of 15,000± people (see Table 4). (This does not include additional density that may be assigned to the Planning

Reserve area.) This will more than accommodate the population projection of 5,500± for the year 2010, or even the highest projection of 10,000. Approximately 90% of this capacity is accommodated in the Dry Creek watershed; east of Watt Ave. to the south of Dry Creek; and east of Walerga Road, north of Dry Creek. A significant "Planning Reserve" area has been designated also within the Dry Creek watershed between Watt Ave. and Walerga Road, north of Dry Creek (See Map A, the Community Plan Land Use Map and Map B, the Zoning Map, located at the end of this Plan).

DESCRIPTION OF LAND USE DISTRICTS

There are eleven (11) different land use districts utilized in the Dry Creek-West Placer Community Plan. The following descriptions of these districts are intended to provide additional written statements regarding the purpose or intent of the designations as they have been applied to various properties within the Plan area.

TABLE 4

DRY CREEK-WEST PLACER COMMUNITY PLAN
PROPOSED PLAN SUMMARY

Assumptions/Data

a) Calculations assume 2.7 people per dwelling unit.
b) Reduction of 20% in potential dwelling units is used to reflect roads, public uses, undevelopable areas.
c) Total Plan area is approximately 9200± acres.
d) Density ranges result from:
   1) Accounting for a density transfer off of the G.& O.S. areas
   2) Assigning density to the Professional Office (4 d.u./ac.) and Commercial (15 d.u./ac.) designations.
e) Highest density within each general plan designation is used for these calculations.

Agricultural (80 ac. min.)	3610± acres	=	45 d.u.
Ag.-Planning Reserve (80 ac. min.)	800± acres	=	10 d.u.
Rural-Residential (2.3-10 ac. min.)	215± acres	=	93 d.u.
RLDR (1-2.3 ac. min.)	2155± acres	=	2155 d.u.
LDR (1-2 d.u. ac.)	798± acres	=	1596 d.u.
LDR - Dev. Reserve (1-2 d.u./ac.)	330± acres	=	660 d.u.
HDR (4-10 d.u./ac.)	71± acres	=	710 d.u.
Industrial	321± acres		
Professional	22± acres		
Commercial	62± acres		
Greenbelt & Open Space	760± acres		

Total d.u.	5269 x .80 = 4215 d.u.
Total d.u. with (a)	5919 x .80 = 4735 d.u.
Total d.u. with (b)	6199 x .80 = 4959 d.u.
Total d.u. with (a) & (b)	6849 x .80 = 5479 d.u.

(a) If density transfer allowed off of G.& O.S. areas 650 d.u.±)
(b) Assigning density to Professional (4 d.u./ac.) & Commercial (15 d.u./ac.)

Note: It is unlikely that the maximum densities permitted by the Community Plan and/or zoning will actually be achieved due to various policies contained in the Plan relating to subdivision design and preservation of open space/natural features.

a) Rural Residential - (RR)

The RR land use district is used exclusively in the extreme southwestern end of the Plan area, near the small communities of Riego and Elverta. It encompasses 215± acres or 2.3% of the total Plan area. The RR district allows a range of densities from 2.3-10 acres per dwelling unit. Due to sewage disposal constraints, 1 unit per 10 acres is the recommended zoning.

The area encompassed by this district has been previously subdivided into parcels which range generally between 2 and 10 acres, with some smaller parcels still existing. Approximately 80% of the parcels currently have a single family home located on them. Public sewer and water service is not currently available to these areas, therefore the potential for future divisions of property will be dependent upon providing adequate water and the capacity/capability of the soils to accommodate on-site individual sewage disposal systems. Due to the lack of these and other services in the area, no greater densities can be supported than those permissible under the Rural-Residential land use designation.

b) Rural-Low Density Residential - (RLDR)

This Community Plan land use district covers more of the Plan area than any other, except the Agricultural district. It covers approximately 2,155 acres, or 23% of the Plan area. It is found mostly in a single large block of land bounded by Baseline Road to the north, Walerga Road to the west, Dry Creek to the south, and East Drive to the east.

The RLDR district permits a range of densities from 1-2.3 acre per dwelling unit, and thus could permit a total of up to 1,400± dwelling units.[3] The area is approximately 25% built-out at the present time.

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3. The total potential dwelling units as stated in this Plan is calculated by dividing the total acres by the number of acres per dwelling unit and then reducing the figure by 20% to account for roads, public uses, etc.

The bulk of the existing homes and lots in this district are located between Baseline Road and Vineyard Road and are generally 1 or 2 acre lots. The use of this district is intended to allow additional development in the area without introducing a density which is incompatible with the existing development, and which will allow the rural character of the area to be maintained while also making the provision of necessary public services feasible. It will allow the development of a housing type at a density which is not found in the new developments occurring in Roseville and the Antelope area. This will help to ensure that the goal of providing a range of housing types and densities in the region, is met. This district represents a transition zone between clearly rural areas and large lot suburban projects found to the south. Judging from past developments in the area, and similar areas, it is believed that this will continue to be a popular and marketable density range.

Based on the design of specific projects and owner preference, lots in the 1-2 acre size range can provide for equestrian and small hobby farm use. Even at the higher density (1 acre) end of the range, the spacing between homes (setbacks) and limited grading necessary can help to preserve much of the natural landscape and topography of the area.

A large portion of the land in the RLDR district borders on Dry Creek (or its tributaries) and its associated woodlands. Due to other goals and policies of this Plan (see the Open Space and other elements) these areas along the waterways are to be preserved. As a tool to ensure that these goals are met, several undeveloped areas within the RLDR district include a land use intensity factor (-LUI) as a combining zone. This combining zone permits the property to be developed as a "planned unit development" (PUD) and in this case can result in density being transferred from otherwise undevelopable property (floodplain, riparian areas, woodlands, etc.) to adjoining land found to be suitable for development.

In a more general sense, Planned Unit Developments are encouraged in selected areas for the following purposes:

1. Preservation of natural resources/features (e.g., creeks, riparian areas, oak woodlands, scenic vistas, etc.).
2. Providing varying lot sizes where adjoining properties provide greater or lesser densities, in an effort to maintain land use compatibility where a need to have a transition zone exists; and to a lesser degree,
3. Increasing the opportunities for both active and passive recreational facilities such as nature trails, golf courses, or neighborhood parks to meet the needs of residents of the project and/or the general public;
4. Increasing the amount for open space within a project (this can result in greater area for ground water recharge).
5. Addressing special concerns in a given area such as noise impacts from adjoining heavily traveled roads (i.e., wide landscape buffers along roadways instead of sound walls).

In addition to the general purposes of allowing PUD's the intent of permitting such development is to be less restrictive in terms of lot size in order to provide flexibility to the land planner in the design of projects which can often result in greater compliance with the goals and policies of the Plan. In order to avoid an urban project appearance, minimum lot sizes, even in PUD's, in the RLDR district, should not be less than 20,000 sq. ft. In both areas, PUD's bordering on existing larger lot developments should be designed with the lot sizes adjoining these existing developments that are of comparable size. Such a design can create a buffer of larger lots between new developments and existing parcels. Similarly, any future projects adjoining the Roseville Wastewater Treatment Plant should be designed to provide a buffer between the plant and new development.

The Riego townsite has also been included in the RLDR district. Many lots currently exist in this area which are smaller than permitted by the implementing zoning. These will continue to be legal non-conforming parcels. However, due to the lack of public services and the problems experienced in the past with obtaining adequate sewage disposal area on these lots, it has been determined that no further divisions should occur to a size smaller than 10 acres until public sewers and a public water supply are available.

c) Low Density Residential - (LDR)

The LDR district allows for the greatest number of new dwelling units in the Plan area and, consequently, the greatest change to the existing rural environment. Approximately 1,128 acres or 12% of the Plan area is encompassed by this land use district. It allows for a range of densities from 1-2 dwelling units per acre or approximately 1/2-1 acre lot sizes and can accommodate in excess of 2,000 homes. It is less than 10% built-out at present.

The LDR district is found in two separate areas. Much of the land south of Dry Creek and north of the Sacramento County line is included in this district as is an area between the Roseville City limits and East Drive in the north-eastern portion of the Plan area. In the area adjoining Roseville, this district will provide a lower density transition area between the higher densities in Roseville, lower densities to the west, and commercial uses along Baseline Road.

To the south of Dry Creek and west of Walerga Road a large area (330± acres) included in the LDR district, also has a "Development Reserve" (DR) designation attached to it. For several reasons it is believed that this "DR" area should be planned as a distinct unit and therefore subject to approval by the County of a "Specific Plan" which would address a wide range of issues relative to development. Much of the property in this DR area is encumbered with California Land Conservation Act

(Williamson Act) contracts which guarantee that the land will stay in agricultural use for a period of years. The landowners have filed "notices of non-renewal" meaning that the property will not be so encumbered after 1998. (In some cases land in this area will be out of the Williamson Act as early as 1992.) Also, the floodplain of Dry Creek in this area is exceptionally broad thus rendering a significant amount of land unsuitable for homes but, possibly useful for parks, golf courses, open space, or other recreational uses. The only cemetery in the Plan area also lies within this "DR" area. A need exists to expand this use and such an expansion should be included in any design for the area. As a tool to ensure the preservation of the floodplain and associated woodlands, density can be permitted to be transferred off of the floodplain and used on adjoining lands. In this area the result could be a significant increase in density on the lands which are found to be suitable for development. And finally, the land remains in relatively large parcels thus increasing the opportunity for cooperative planning for the ultimate and most appropriate use of the land. The Specific Plan process can address the issues of timing of development, provision of infrastructure, preservation and appropriate use of the floodplains, and placement of permitted density within the area. With a specific plan, this area should be considered as a whole and permit the relocation of commercial uses to the best possible location and still be considered compatible with the Community Plan. Also, minimum lot sizes in PUD's within the LDR district should not be less than 12-15,000 sq. ft. A small percentage of lots, up to a maximum of 20%, in any PUD in this district may be as small as 10,000 sq. ft.

The balance of the LDR district exists to the east of Walerga Road and south of Dry Creek. Some of this land is still in agricultural use (thus the LDR designation is intended as a long range planning designation) and developments at the permitted densities may be required to provide buffers between such

uses. The general character of the rolling terrain and oak woodlands should be maintained as the area develops. Tributaries to Dry Creek that pass through this area should also be preserved and incorporated into projects as a site amenity.

The potential exists for other land use conflicts in this area due to the Industrial properties to the east, higher densities to the south and southwest, the Roseville Wastewater Treatment Plant to the northeast, and school sites. In each case development must recognize these adjoining uses and plan appropriately for screens, buffers, setbacks, etc.

Within the LDR district, especially along Dry Creek, opportunities exist for planned unit developments. A large portion of the land in the LDR district borders on Dry Creek (or its tributaries) and its associated woodlands. Due to other goals and policies of this Plan (see the Open Space and other elements) these areas along the waterways are to be preserved. As a tool to ensure that these goals are met, several undeveloped areas within the LDR district include a land use intensity factor (-LUI) as a combining zone. This combining zone permits the property to be developed as a "planned unit development" (PUD) and in this case can result in density being transferred from otherwise undevelopable property (floodplain, riparian areas, woodlands, etc.) to adjoining land found to be suitable for development.

The purpose of allowing PUD's in this district is the same as described in the RLDR district. PUD's should not be considered unless they accomplish the stated goals of this Plan as well as the stated purpose for allowing PUD's and it must be recognized that the maximum density permitted by the zoning is not likely to be achieved due to various goals and policies of the Plan relating to open space, minimum lot sizes, setbacks, etc.

Adherence to the goals and policies of the Community Design Element of this Plan will play a major part in creating attractive, functional, neighborhoods within the LDR district.

d) High Density Residential - (HDR)

The Dry Creek-West Placer Community Plan includes only a minor amount of land for high density residential uses (such uses can also be permitted within commercial districts, however). Less than 1% of the plan area, approximately 71 acres, is included in this district.

The existing Sabre City Mobilehome Park makes up most of the area and currently contains 210± homes. An area for expansion has been designated to the west and could accommodate 60-70± additional mobilehome sites. The other area of HDR is located on the north side of PFE Road, opposite Antelope Road. This site is bounded on the north by drainageways and vegetated corridors that can serve as project amenities and buffers between industrial and lower density residential uses. This area comprises 16± acres. This HDR area must be viewed as a long term use due to the current agricultural use of the property, and the fact that it is currently encumbered by a Williamson Act contract.

e) Industrial

The Plan includes approximately 300± acres designated for industrial uses. This area is found in the southeast corner of the Plan adjacent to Roseville and Sacramento County along the Southern Pacific Railroad, Pacific Fruit Express Road, Atkinson Road and adjoining the Roseville Wastewater Treatment Plant. For the most part the industrial uses currently found in the area are on small parcels or where they are larger, are related to auto wrecking operations. The continued development of the small lot industrial uses can provide space for contractors, suppliers, and specialty industries that are not found elsewhere due to the difficulty in finding suitable space without land use conflicts. A general improvement in the development standards and appearance of these industrial areas will be beneficial to the area.

Along Antelope Road, south of PFE Road, large industrial parcels exist which afford an opportunity to set a new standard for development and create large buffers between this area and

the LDR area to the west. In addition, a wooded drainageway passes through this industrial designated property and should be retained and, where possible, included as a project amenity. To the north of PFE Road, in this same area, the wooded drainageway continues, and in this case is intended to act as a natural buffer between industrial and low-density residential uses. Industrial uses must not adversely affect the wooded corridors that pass through this area, thus setbacks, runoff water quality, and other possible factors must be considered in project review for the areas.

In the extreme southwest corner of the Plan area a small additional industrial site has been included. In this case the industrial designation is intended to allow the reuse of currently vacant chicken ranch buildings on the property for such uses as storage, warehousing, mini or self storage, cabinet maker or carpenter shop and storage, building trades contractor's shop and storage (plumbing, electrical, framer, drywall, tile, carpet, painter, and similar uses); television and electronics repair and storage, print shop, machine shop, repair of farm implements, trucks, autos, or boats, if conducted completely within a building; growing of nursery stock and plants either inside or outside a building, or similar uses if approved by the Planning Director.

f) Commercial (C) and Professional (P)

Commercial areas are identified in five different and distinct places. They have been strategically located to provide commercial services to the existing and future residents of the Plan area and in some cases, to those using the major transportation corridors which pass through the area. This will help to reduce total vehicle trips and miles traveled as well as encourage pedestrian and bicycle access.

Strict design control of the commercial and professional office uses, which go into these areas, will make them positive features of the community, while they provide necessary and

desirable services. Such commercial centers will also create local jobs and generate revenue for the private as well as public sector. The design of these areas must clearly tie the commercial and public uses to the residential community through pedestrian access, building orientation, building scale, parking layout, etc.

The commercial areas are located as follows:

1. 14 acres on the south side of Baseline Road (Main Street) both east and west of Brady Lane. (Opposite the "Brickyard" commercial development in the City of Roseville on the north side of Baseline Road.);
2. 15± acres at the southeast corner of Antelope road and PFE Road intersection;
3. 20± acres at the Walerga Road - PFE Road intersection;
4. 14± acres on the east side of Watt Ave. at PFE Road; and
5. 1± acre at the Sutter County line and Baseline Road which contains an existing mini-mart.

Areas 3 and 4, as identified above, are a part of the larger area identified with the Development Reserve (-DR) combining zone. As a part of a Specific Plan for this area (which is required by the -DR zone) the relocation of all or part of the commercial areas can be considered and if approved as a part of such a Specific Plan, shall be considered compatible and consistent with this Community Plan. Innovative designs which include a commercial core in a larger project are encouraged and allowed through the specific plan process discussed earlier.

Two professional office areas have been designated in order to allow an opportunity for small office-park developments which could meet the service needs of the area and in some cases to provide buffers of less intense uses between commercial and residential properties.

The professional office areas are located as follows:

1. 11± acres on the west side of Watt Ave. at PFE Road.;
2. 10± acres at the southwest corner of Antelope and PFE Road.

g) Greenbelt and Open Space - (G. & O.S.)

A significant portion (750± acres) of the Plan area is within the G.&O.S. designation. The retention of this area as open space is a major goal of the Plan and is critical to the development of the Plan area into a desirable living environment. Its preservation relates to the Conservation Element, many of the environmental goals and policies, the Community Design Element, Parks and Recreation, Transportation, Safety, and in fact to every part of the Dry Creek-West Placer Plan.

The major G.& O.S. area is identified as the approximate 100 year floodplain of Dry Creek and its tributaries. It varies in width from 600 to 1800± feet and includes several drainageways which flow into Dry Creek. These, often heavily wooded tributaries, will improve the design of subdivisions adjoining them, and act as buffers between uses in many cases. PUD's will be expected to use these areas as open space with adjoining recreational areas.

Dry Creek, due to its wide floodplain and heavily vegetated character, serves as a major feature of the Plan area. To the east, it separates the LDR and RLDR areas. To the west of Walerga Road, the creek separates the continuing agricultural uses to the north from the urban and suburban uses to the south. This buffer area should be maintained in order to provide protection to the agricultural uses and residential uses alike. It helps to define the areas expected to develop first.

Due to the nature of the floodplain in some areas, opportunities exist to provide recreation facilities, both public and private, in this area.

Locations for public parks, including active playfields and passive nature areas, have been designated within the G.& O. S. areas. Portions of a golf course could be provided, especially towards the west end of Dry Creek to the south, where the floodplain reaches its maximum width and is largely open and unwooded. Access to the subdivisions adjoining the creek, as well

as to the recreation facilities and natural areas, will be provided from the parallel roads designated in the Community Design Element. These roads will serve several purposes, they will first, however, define the G.& O.S. area and provide security, protection and access. The proposed trail system is largely focused on the Dry Creek corridor.

The importance of the protection of the floodplain for all of the reasons stated in the Plan, is considered to justify the transfer of density off of portions of property within the floodplain to developable portions outside of the 100 year floodplain to the south. In this sense the G.& O.S district is an overlay district. The adjoining land use districts, LDR, shall be considered to extend to the centerline of Dry Creek for the purpose of calculating the maximum density available to be transferred out of the G.& O.S. district. It is recognized that this can result in greater densities than otherwise permissible, but as a tool to ensure protection of this important resource it can be invaluable.

The open space designation depicting the Dry Creek floodplain shall be modified as additional information becomes available on the flow characteristics of the creek. Furthermore, individual requests for development adjacent to the floodplain shall be required to provide accurate information regarding the specific location of the 100 year flood elevation.

h) Agricultural - (Ag)

The agricultural designation covers much of the westernmost portion of the Plan area. Approximately 4,425± acres or 47% of the Plan area has been included. As discussed earlier, there are many reasons for the retention of this portion of the Plan in its Agricultural designation (the area is currently designated Agricultural - 80 acre minimum in the Placer County General Plan). Farming, grazing, and open space uses are expected to continue in this area. At present several Agricultural Preserves (C.L.C.A.) exist in the area and immediately to the north, across

Baseline Road, several additional Agricultural Preserves exist. Based on policies previously adopted by the County in the Agricultural Element of the General Plan, these agricultural properties should not be subject to pressures from the development of adjoining properties as this can lead to the premature conversion of these lands to non-agricultural uses. Some of the agricultural preserves in this area will be out of the Williamson Act approximately 10 years from now due to the fact that "notices of non-renewal" were filed in 1988 and 1989. The others will remain in the Williamson Act indefinitely.

The 80 acre minimum parcel size is retained in this agricultural area to retain large enough parcel sizes to support agricultural uses and to retain large single ownerships so that future options in the area are maintained. This will also serve to minimize the demand for public services. This area has the potential of being significantly affected by the proposed Hwy. 102 Transportation Corridor, which is now under study by the California Department of Transportation. It is unlikely that any new transportation corridor such as Route 102 will be constructed for at least 10-20 years.

i) Agricultural - Planning Reserve (Ag. - PR)

Approximately 800 acres of the area discussed in the Agricultural district is also included in a Planning Reserve district. This area is located within the Dry Creek watershed to the north and west of Dry Creek. It is identified as an area which can be served with the same infrastructure that will serve the area to the east designated for development in the short term.

For infrastructure planning purposes, in the area of the Dry Creek watershed north and west of the creek, a range of density from 1 dwelling unit per acre to 5 acres per dwelling unit has been assumed. The 1 acre minimum was used as it is compatible with the densities permitted to the east of the Planning Reserve area and on the north side of Dry Creek, while the 5 acre minimum

was identified as a rural-residential density which is compatible with the agricultural areas to the north and west. (See policy 2, page 26 and the Agricultural Element of the Placer County General Plan.) Due to its location adjacent to the agricultural areas to the north and west, the Planning Reserve designation is used in this area of the Plan to indicate lands to be planned for future development, but within a longer term time-frame than the other areas to the east. This is a planning tool to help assure that development occurs in a logical, organized pattern which increases the ability to ensure that public services and infrastructure are provided as development occurs and with the greatest efficiency possible. Substantial new development in the areas to the east and south of the PR area should occur before this area is considered ready for development. Timing of development in this way will maximize the protection given to the larger agricultural areas to the west, assure the logical extension of public services from existing developed areas out, and allow market demands and pressures to demonstrate the type of development that may be best suited for the Plan area. The precise types of land use will be determined either at the time this Community Plan is updated or as a result of the submittal and approval by the County, of a "Specific Plan" for the Planning Reserve area. Such a "Specific Plan" must address essentially all issues relative to development of the area including financing of infrastructure and is governed by state law (Government Code Section 65450) and County policy. This process will ensure that the county retains maximum control over both the timing and type of development that occurs in this area.

(See Table 5 for a description of the permissible zone districts in each General Plan Designation.)

TABLE 5
GENERAL RULES FOR INTERPRETATION
DRY CREEK-WEST PLACER COMMUNITY PLAN

General Plan Designation	Zone District Permitted
Low Density Residential	Open Space, Single Family Residential, Agricultural Residential, and Development Reserve
High Density Residential	Single Family Residential, Medium Density Multiple Residential, Open Space, and Residential-Professional Offices
Rural-Low Density Residential	Open Space, Single Family Residential, and Agricultural Residential, Farm, and Development Reserve
Rural Residential	Single Family Residential, Farm, Open Space, and Agricultural Residential
Planning Reserve	Farm, Open Space, Agricultural Residential, Development Reserve
Commercial	Medium Density Multiple Residential, Neighborhood Commercial, General Commercial, Heavy Commercial, Shopping Center, Highway Service, and Residential-Professional Offices
Industrial	Industrial, Industrial Park, Limited Industrial
Greenbelt and Open Space	Open Space, Farm
Agricultural	Farm, Open Space, Agricultural Residential.

Combining zones, such as Design Control (-Dc), Agricultural (-A), minimum building site (-B), and land use intensity (-LUI), may be added to any other zone district which is otherwise permitted.

Note: Zone districts are found to be consistent with the General/Community Plan where they are found in this chart and the density (expressed as a minimum lot size in some cases) does not exceed that permitted in the Community Plan text or land use map. Larger minimum lot sizes than shown on the land use map are found to be consistent with the Plan because they allow for future actions consistent with the Plan.