

**Before the Board of Supervisors
County of Placer, State of California**

**In the matter of: A RESOLUTION AMENDING
THE PLACER COUNTY GENERAL PLAN**

Reso. No. _____

**The following resolution was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held July 16, 2007,
by the following vote:**

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Board of Supervisors

**Ann Holman
Clerk of said Board**

Bruce Kranz, Chair

WHEREAS, on January 25, 2007, the Placer County Planning Commission ("Planning Commission") held a public hearing to consider the Placer Vineyards Specific Plan ("Specific Plan"), including certain proposed amendments to the Placer County General Plan ("General Plan"), and the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto, and

WHEREAS, on July 16, 2007, the Board held a public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendments to the General Plan, and

WHEREAS, the Board has reviewed the proposed amendments to the General Plan, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. _____ certifying the Final Environmental Impact Report for the Placer Vineyards Specific Plan, and

WHEREAS, the Board finds the proposed amendments will serve to protect and enhance the health, safety and general welfare of the residents of specific plan areas and the County as a whole, and

WHEREAS, the Board further finds the proposed amendments are consistent with the provisions of the General Plan and are in compliance with applicable requirements of State law, and

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law, and

WHEREAS, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that certain portions of Part I and Policies 1.H.5, 1.H.6, 1.O.1, 3.A.7, 3.A.8, 3.A.12, 5.A.16, 5.Q.25 and 7.B.1 of the Placer County General Plan are hereby amended as shown and described in Exhibit A, attached hereto and incorporated herein by reference.

EXHIBIT A

AMENDMENTS TO THE PLACER COUNTY GENERAL PLAN

General Plan Page Number	Policy	General Plan language proposed for amendment. (Additional text is shown as <u>underlined</u> , deleted text is shown as strikeout)
Part I – Land Use/Circulation Diagrams and Standards		
21	Land Use Buffer Zone Standards	Amend 2 nd paragraph as follows: This <i>General Plan</i> requires the use of buffer zones in several types of development. While the exact dimensions of the buffer zones and specific uses allowed in buffer zones will be determined through the County's specific plan, land use permit, and/or subdivision review process, buffer zones must conform to the following standards (as illustrated conceptually in Figures I-2 through I-7); <u>provided, however, different buffer zone standards may be established within a Specific Plan as part of the Specific Plan approval.</u>
28	Circulation Diagram	Circulation Diagram – Amend diagram to include Placer Vineyards Specific Plan roadways, including 16th Street and Dyer Lane. Change the designation for Watt Avenue to “Thoroughfare.”
30	Table I-7	Table I-7 – Amend table to include Placer Vineyards Specific Plan roadways.
Part II – Goals, Policies, and Implementation		
Section 1 - Land Use		
40	1.H.5.	The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses, <u>except as may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval.</u>
40	1.H.6	The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses <u>except as it may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval.</u> Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.
47	1.O.1.	<u>Except as otherwise provided in the Design Guidelines of an approved</u>

		<u>Specific Plan</u> , (The County shall require all new development to be designed in compliance with applicable provisions of the <i>Placer County Design Guidelines Manual</i> .
Section 3 – Transportation and Circulation		
69	3.A.7.	<p>The County shall develop and manage its roadway system to maintain the following minimum levels of service (LOS), or as otherwise specified in a Community or Specific Plan.</p> <ol style="list-style-type: none"> LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D." LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D." <u>An LOS no worse than specified in the Placer County Congestion Management Program (CMP) for the state highway system.</u> <p>The County may allow exceptions to these levels of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors:</p> <ul style="list-style-type: none"> • The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard. • The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations. • The right-of-way needs and the physical impacts on surrounding properties. • The visual aesthetics of the required improvement and its impact on community identity and character. • Environmental impacts including air quality and noise impacts. • Construction and right-of-way acquisition costs. • The impacts on general safety. • The impacts of the required construction phasing and traffic maintenance. • The impacts on quality of life as perceived by residents. • Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards. <p>Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.</p>
70	3.A.8.	The County's level of service standards for the State highway system shall be no worse than those adopted in the Placer County Congestion

		Management Program (CMP):
70	3.A.12.	The County shall require an analysis of the effects of traffic from all land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project <u>consistent with Policy 3.A.7</u> . Such improvements may include a fair share of improvements that provide benefits to others.
Section 5 - Recreational and Cultural Resources		
98	5.A.16	<u>Except as otherwise provided in an approved Specific Plan,</u> tThe County should not become involved in the operation of organized, activity-oriented recreation programs, especially where a local park or recreation district has been established.
99	5.A.25.	The County shall encourage the establishment of activity-oriented recreation programs for all urban and suburban areas of the County. <u>Except as otherwise provided in an approved Specific Plan,</u> sSuch programs shall be provided by jurisdictions other than Placer County including special districts, recreation districts or public utility districts.
Section 7 - Agricultural and Forestry Resources		
123	7.B.1.	The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible, <u>except as may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval.</u> These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.