

# ATTACHMENT 2

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

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

**Resolution No. 2008-\_\_\_\_\_**

**The following resolution was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held December 9, 2008,  
by the following vote:**

**Ayes:**

**Noes:**

**Absent:**

**Signed by me after its passage.**

\_\_\_\_\_  
**Jim Holmes, Chairman**

**Attest:**

\_\_\_\_\_  
**Ann Holman  
Clerk of said Board**

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**WHEREAS**, on September 25, 2008, the Placer County Planning Commission ("Planning Commission") held a public hearing to consider the Regional University 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 November 4, 2008, 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 the Board then closed the public hearing, adopted a motion of intent to approve the Specific Plan, continued the matter to December 9, 2008, and directed staff to return with final documents for approval on that date

**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. 2008- \_\_\_\_\_ certifying the Final Environmental Impact Report for the Regional University 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

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**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, Policies 1.H.4, 1.H.5, 1.H.6, 1.O.1, 3.A.7, 3.A.8, 3.A.12, 5.A.16, 5.A.25, 7.B.1 and 9.A.2, and Part III of the Placer County General Plan are hereby amended as shown and described in Exhibit A, attached hereto and incorporated herein by reference, and

**BE IT FURTHER RESOLVED**, that this Resolution shall take force and become effective as to the amendment of Policies 1.H.5, 1.H.6, 1.O.1, 3.A.7, 3.A.8, 3.A.12, 5.A.16, 5.A.25 and 7.B.1 only in the event that Resolution 2007-230 adopted by the Board on July 16, 2007, is for any reason determined to be invalid by a final order issued in the case Sutter County v. Placer County et al., Sacramento County Superior Court Case No. 2007-00883516 or in any related matter, and

**BE IT FURTHER RESOLVED**, that this Resolution shall take force and become effective immediately as to the amendment of the certain portions of Part I, Policies 1.H.4 and 9.A.2, and Part III.

# 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 <del>strikeout</del> )
<b>Part I - Land Use/Circulation Diagrams and Standards</b>		
		Amend the Land Use Diagram (Attachment A) and Generalized Land Use Diagram (Attachment B).
21	Land Use Buffer Zone Standards	Amend 2 <sup>nd</sup> 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>
30		Table I-7, Functional Classifications, of the Placer County General Plan, Part I Land Use/Circulation Diagrams and Standards, would be amended to include the following proposed project roads: <ul style="list-style-type: none"><li>• University Boulevard</li><li>• A Street</li><li>• B Street</li></ul> Any changes to the names of the proposed roads listed above would be reflected in Table I-7 in the General Plan.
<b>Part II - Goals, Policies, and Implementation</b>		
<b>Section I - Land Use</b>		
40	I.H.4.	The County shall allow the conversion of existing agricultural land to urban uses only within community plan or <u>specific plan</u> areas, and within city spheres of influence, <u>or where designated for urban development on the General Plan Land Use Diagram.</u>
40	I.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>

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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 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"> <li>a. LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D."</li> <li>b. LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D."</li> <li>c. <u>An LOS no worse than specified in the Placer County Congestion Management Program (CMP) for the state highway system.</u></li> </ol> <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"> <li>• The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard.</li> <li>• The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.</li> <li>• The right-of-way needs and the physical impacts on surrounding properties.</li> <li>• The visual aesthetics of the required improvement and its impact on community identity and character.</li> <li>• Environmental impacts including air quality and noise impacts.</li> <li>• Construction and right-of-way acquisition costs.</li> <li>• The impacts on general safety.</li> </ul>
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		<ul style="list-style-type: none"> <li>• The impacts of the required construction phasing and traffic maintenance.</li> <li>• The impacts on quality of life as perceived by residents.</li> <li>• Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards</li> </ul> <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.	<del>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).</del>
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 consistent with Policy 3.A.7. Such improvements may include a fair share of improvements that provide benefits to others.
<b>Section 5 - Recreational and Cultural Resources</b>		
98	5.A.16	<del>Except as otherwise provided in an approved Specific Plan,</del> The 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. <del>Except as otherwise provided in an approved Specific Plan,</del> such programs shall be provided by jurisdictions other than Placer County including special districts, recreation districts or public utility districts.
<b>Section 7 - Agricultural and Forestry Resources</b>		
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, <del>except as may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval.</del> These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.
<b>Section 9 - Noise</b>		
137	9.A.2	The County shall require that noise created by new non-transportation noise sources be mitigated so as not to exceed the noise level standards of Table 9-1 as measured immediately within the property line of lands designated for noise-sensitive uses; <del>provided, however, the noise created by occasional events occurring within a stadium on land zoned for university purposes may temporarily exceed these standards as provided in</del>

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		an approved Specific Plan.
<b>Part III - General Standards for Consideration of Future Amendments to the General Plan</b>		
146		Amend 2nd sentence of 2nd paragraph as follows: The County will not consider GPAs in the Future Study Area until <u>an application</u> for the West Placer Specific Plan has been <del>adopted</del> <u>accepted</u> by the County.

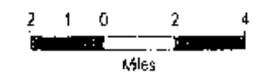
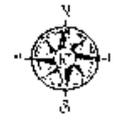
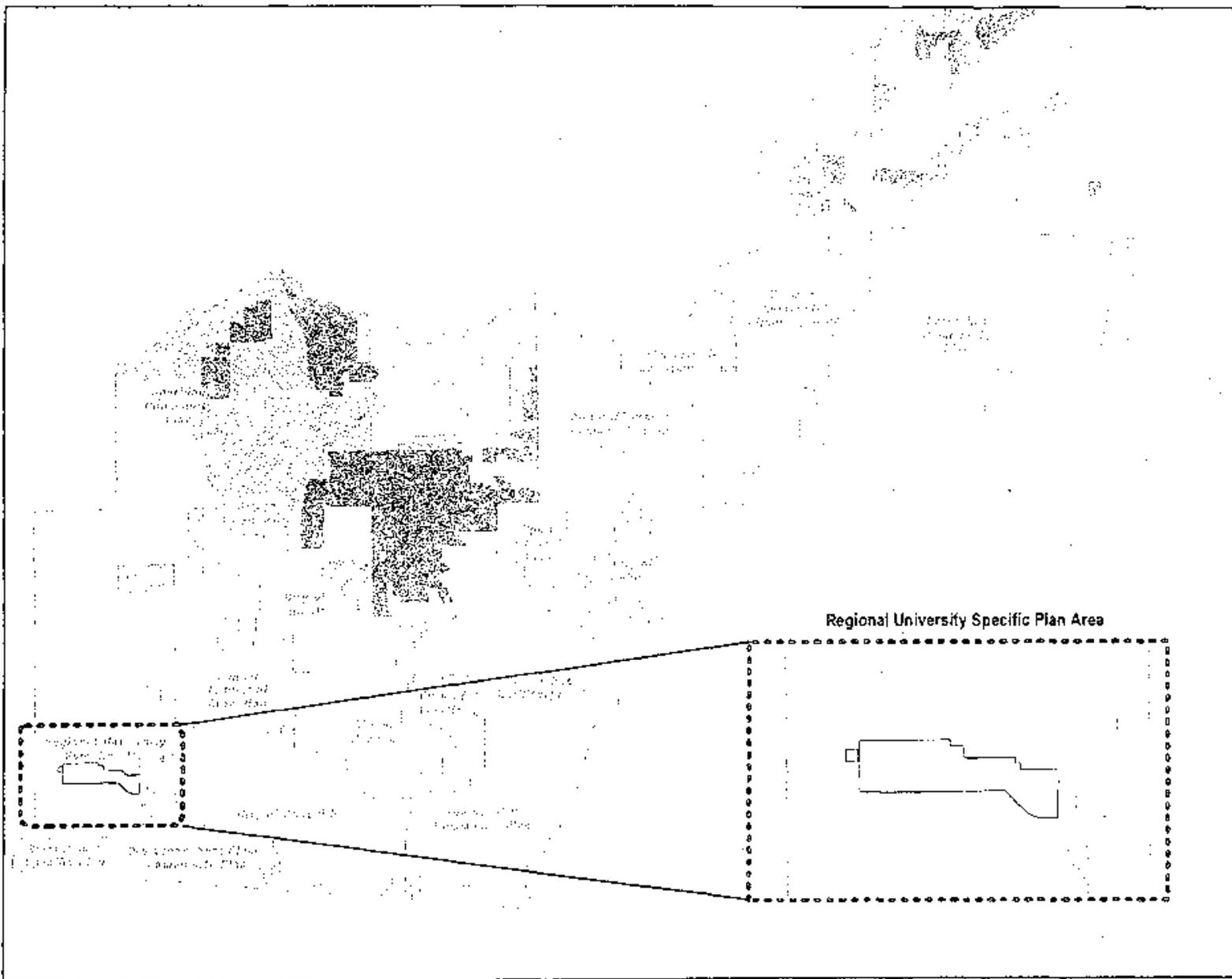
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Placer County  
General Plan  
Land Use Diagram

Proposed  
Regional University  
Specific Plan Amendment

LEGEND

- High Density Residential (10-21 DU/AC)
- Medium Density Residential (5-10 DU/AC)
- Low Density Residential (1-5 DU/AC)
- Rural Residential 1-10 Ac. Min.
- Business Park/Industrial  
10,000 Sq. Ft. - 5 Ac. Min.
- General Commercial
- Agriculture/Timberland - 10 Ac. Min.
- Agriculture/Timberland - 20 Ac. Min.
- Agriculture/Timberland - 40 Ac. Min.
- Agriculture/Timberland - 80 Ac. Min.
- Open Space
- Public Facility
- Water Influence



ATTACHMENT A

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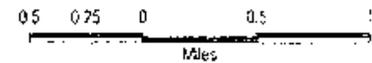
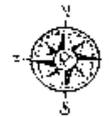
PLACER COUNTY GENERAL PLAN  
GENERALIZED LAND USE

PROPOSED  
REGIONAL UNIVERSITY  
SPECIFIC PLAN AMENDMENT

ROSEVILLE

LEGEND

-  REGIONAL UNIVERSITY SPECIFIC PLAN
-  COUNTY BOUNDARY
-  CITY LIMITS
-  AGRICULTURE
-  URBAN
-  OPEN SPACE
-  RURAL RESIDENTIAL



ATTACHMENT B

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