

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

Paul Thompson
Deputy Director of Planning

HEARING DATE: March 28, 2013
ITEM NO.: 7
TIME: 12:45 PM

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: March 28, 2013
SUBJECT: GENERAL PLAN AMENDMENT (PGPA T2012 0356)
PLACER COUNTY TARGETED GENERAL PLAN AMENDMENT
NEGATIVE DECLARATION

STAFF PLANNER: Christopher Schmidt
LOCATION: Countywide
APPLICANT: Placer County Planning Division

PROPOSAL:

The Placer County Planning Services Division requests that the Planning Commission provide a recommendation to the Board of Supervisors on revisions to the 1994 Placer County General Plan. After a review of the Plan, Staff is proposing a technical update that consists of edits, corrections, status updates, revised figures, and several new programs and policies necessary to comply with new state and federal laws and associated requirements. The 2009 Housing Element will be incorporated into the new General Plan document as well. The proposed amendments do not modify General Plan land use designations, the land use map or the capital improvement program.

It is expected that a more comprehensive rewrite of the General Plan will be underway in Fiscal year 2013/14. That work program is expected to be a two to three year effort and will result in a substantially new document.

CEQA COMPLIANCE:

Many of the proposed changes to the General Plan document have been subject to previous environmental review when they were adopted. A Negative Declaration has been prepared for this project and has been finalized pursuant to CEQA (Attachment 4). The Negative Declaration was released for public comment on January 15, 2013 and the public comment period ended on February 14, 2013. Based on the environmental assessment, the proposed project is not anticipated to have a significant impact on the environment. The Negative Declaration must be

found to be adequate by the decision-making bodies to satisfy the requirements of CEQA, and findings for this purpose can be found at the end of this report.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

A legal notice was published in the Sacramento Bee and Sierra Sun newspapers. The County has also complied with SB 18 which requires local governments to consult with Native American tribes prior to adopting or amending a General Plan.

BACKGROUND:

State *Government Code* Section 65300 requires that each jurisdiction prepare and adopt a comprehensive, long-term plan (General Plan) for the physical development of the county or city. *Government Code* Section 65302 provides that “the general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals.”

State law requires that General Plans include the following seven mandatory elements:

- *Land Use Element* designates the type, intensity, and general distribution of uses of land.
- *Circulation Element* identifies the general location and extent of existing and proposed major thoroughfares, transportation routes and other local public utilities and facilities.
- *Housing Element* assesses current and projected housing needs for all economic segments of the community.
- *Conservation Element* addresses the conservation, development, and use of natural resources.
- *Open Space Element* details plans and measures for the long-range preservation and conservation of open-space lands.
- *Noise Element* identifies and addresses issues related to noise.
- *Safety Element* establishes policies and programs to protect the community from risks associated with such things as seismic or geologic hazards, flooding, and wildfires.

In addition to these mandatory Elements, a community may also include optional Elements in its General Plan. Placer County’s 1994 General Plan contains a Recreation and Cultural Resources Element and put Public Facilities and Services in a stand-alone chapter.

The objective of the update amendment is to keep the Plan current by making adjustments to reflect changes in conditions and to incorporate state law and local policies and programs. The targeted update consists of technical modifications to the Policy Document, including revisions to diagrams, goals, policies and programs. The chief purpose for the modifications to text is to insure that the Policy document is consistent with state law, and that the status, responsible departments and content of implementation programs are accurate. The 2009 Housing Element adopted May 12, 2009 will be incorporated into the reprinted General Plan document and is not the subject of any significant amendments proposed herein.

Recommended modifications and additions to the General Plan are not intended to create physical changes to the physical environment that would have environmental impacts which cannot be avoided or mitigated. Changes that have the ability to create physical

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environmental impacts such as changes in land use designations or modification of the circulation policies have not been included in this update.

PROPOSED GENERAL PLAN AMENDMENTS SUMMARY:

The General Plan contains detailed quality of life standards, an overall vision for build out of the county, policies for guiding decision makers, assessments of issues affecting the community, and supportive documentation such as maps and tables. Key to each Element are goals and policies which provide the basis for the General Plan being a long-range policy document. Many of the goals and policies from the 1994 General Plan are still applicable today and remain in the updated document. Other goals and policies have been changed or added.

Edited policies or programs reflect conditions that have changed since the General Plan was adopted in 1994 such as an implementation program that has now been completed or a policy calling for an ordinance or other action that has since been implemented. Revised and new target dates for implementation measures were made where appropriate.

Deleted policies or programs were out of date, unable or inappropriate to be implemented based on changed conditions, legislation or circumstances, or consolidated in another policy.

New text has been added throughout the General Plan to reflect trends in planning (i.e. fire safe and Complete Streets principles), reflect new legislation that will be subject to separate environmental review upon implementation and , previous General Plan amendments that have been subject to prior environmental review upon Board of Supervisors' adoption.

Basic grammar, spelling and punctuation revisions and elimination of redundancy. Department or division names were also updated.

A summary of the proposed changes is provided in Attachment 1. Actual proposed changes to the General Plan are provided in Attachment 2 where changes are shown as underlined and deleted sections are ~~stricken~~.

FUTURE GENERAL PLAN UPDATE:

It is anticipated that the County will begin a comprehensive update to the 1994 General Plan in 2014. That work program is expected to be a multi-year effort.

RECOMMENDATION:

Staff recommends that the Planning Commission forward a recommendation to the Board of Supervisors to; 1) Adopt a Negative Declaration as set forth in Attachment 4, and, 2) adopt a resolution adopting amendments to the Placer County General Plan as set forth in Attachment 2 subject to the following findings.

FINDINGS:

CEQA

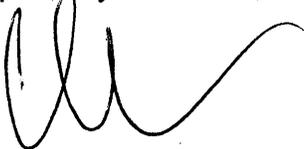
1. The Negative Declaration has been prepared as required by law. The Project is not expected to cause any significant adverse impacts.

2. There is no substantial evidence in the record as a whole that the project will have a significant effect on the environment.
3. The Negative Declaration for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Auburn CA, 95603.

GENERAL PLAN AMENDMENT

1. The proposed technical General Plan amendments promote the public health, safety, comfort, convenience, and general welfare of the citizens of Placer County.
2. The amendments are consistent with the provisions and applicable policies of the General Plan and are in compliance with applicable requirements of State law.

Respectfully submitted,



Christopher Schmidt
Senior Planner

ATTACHMENTS:

- Attachment 1 – Summary of Proposed Changes
- Attachment 2 – Strikethrough/Underline Document (provided under separate cover)
- Attachment 3 – New Circulation Plan Diagram and Holding Capacity Table
- Attachment 4 – Negative Declaration
- Attachment 5 – Correspondence

cc: Michael J. Johnson - CDRA Director
Paul Thompson - Deputy Director of Planning
Karin Schwab - County Counsel
Andrew Gaber, Public Works
Andy Fisher, Parks Division
Janelle Heinzler, Facility Services
Joshua Hunstinger, Agricultural Commissioner
Laura Rath - Environmental Health Services
Rebecca Taber - Engineering and Surveying Division
Rod Rodriguez, Office of Emergency Services
Tim Wegner - Chief Building Official

Subject/chrono files



Summary of Changes- Targeted General Plan Update

Page	Item	Comments
Introduction		
4-5	Community Plan List	Update to reflect new and/or revised Community Plans
9	Review and Update Section	Added discussion on current General Plan review and update.
9-10	New Documents	Add information on 2009 Housing Element, adopted or revised community plans adopted/revised, Design Guidelines, and other document updates/adoptions of significance since 1994.
15-18	Land Use Designation Table (Table 1-1)	The 'proposed community plan land use designations' column has been eliminated. Existing general and community plan land use designations in column four has been updated.
21	Land Use Designations	Added Forestry (F) and Regional University Specific Plan (RUSP) to list and discussion of land use designations that are found on the Land Use Diagram.
24-26	Consistent Zoning District Table (Table 1-3)	Updated to reflect current zoning districts.
33	Roadway System	Added definition for "expressways" to list of roadway classifications.
35	Roadway Standards Table (Table 1-6)	Deleted 'maximum 2010 daily traffic volume' column. These were projected volumes, now out of date, and do not reflect actual traffic counts or adopted Level of Service policies.
36-41	Functional Classifications Table (Table 1-7)	Updated information to include name changes, new roads in specific plan areas, changes due to annexations, etc.
Section 1 – Land Use		
47	Policy 1.B.7	Deleted. The County no longer requires on-site open space in multi-family developments.
47	Policy 1.B.8	Edited. Clarified the requirement for internal and external pedestrian systems in residential subdivisions.
47	Goal 1.C	Deleted. The Boulder Ridge area was designated as a mixed-use specific plan area. The Bickford Ranch Specific Plan was approved for this site completing this goal.
47	Goal 1.D.2	Edited. Added requirement that new commercial development minimize the visual impact of parking areas on existing adjacent residential uses.
49	Program 1.3	Added. Requires that new specific plans include design standards and guidelines for the development of downtown/village centers. Encouraging mixed-uses in specific plans has been County policy.
49	Policy 1.E.3	Deleted. A JPA for the Sunset Industrial Area has been established.
49	New Policy 1.E.3	Added. Supports local power generation facilities that can meet clean air standards and other environmental requirements.
50	Policy 1.G.3	Deleted. The County no longer requires the development of new recreational facilities as new residential development occurs. In-lieu fees are now common.
53	Policy 1.K.4	Added item "f" to require site-specific Best Management Practices during land disturbance and development.
55	Program 1.4	Edited. Clarified schedule for when scenic routes will be designated at adopted: with each specific plan or community plan update and later with a countywide program.
57	Policy 1.N.12	Deleted. A JPA for the areas surrounding the Sunset Industrial Area has been completed.

58	Program 1.8	Deleted. The County is no longer pursuing a sphere of influence reduction in the Sunset Industrial Area.
58	Program 1.10	Deleted. A JPA was formed to complete road improvements in the Sunset Industrial Area.
60	New Program 1.10	Added. Recognizes the adoption of, and requires implementation of, the Rural Design Guidelines (1997).
60-61	Disadvantaged Communities Section	Added. To comply with SB 244 (2011), the County was required to identify 'legacy' disadvantaged unincorporated communities. It was determined that there are no legacy disadvantaged communities within the county.
Section 2 – Housing		
63-107	Housing Element	Replaced 1992 Housing Element with 2009 Housing Element adopted May 12, 2009. Minor revisions made to correct department or division name changes. Noted which programs have been completed (Programs B-14, F-4, G-2 and G-3)
88 & 91	Policy B-8 and Program B-6	Deleted from 2009 Housing Element Program list. The 20% set-aside from the Redevelopment Agency was distributed to the taxing entities and not allowed to be directed to affordable housing by the state.
Section 3 – Transportation and Circulation		
109	Policy 3.A.2	Edited. Clarified what exceptions to policy may be.
109	Policy 3.A.7	Edited. Revised to reflect County's new Level of Service (LOS) standards.
111	Policy 3.A.15	Added recommendation of ramp-metering along Highway 65 corridor based upon comment letter received from CALTRANS.
116-118	Policies 3.D.8, 3.D.9, 3.D.10, 3.D.11, and 3.D.12; Programs 3.25 and 3.26	Added to comply with AB 1358 (2008), The California Complete Streets Act, mandates that beginning January 1, 2011, any substantial revision of the Circulation Element, the legislative body must modify the Circulation Element to plan for a balanced, multimodal transportation network that meets the needs of all users of the streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the General Plan.
Section 4 – Public Facilities and Services		
121	Policy 4.1	Edited. Clarified policy to require that new public facilities must be built to the 'current standards' of the agency providing the service.
123	Policy 4.B.6 and 4.B.7	Edited 4.B.6 and added 4.B.7 to provide clarity to fiscal impact study requirements.
126	Goal 4.D	Replaced. Clarifies that wastewater conveyance and treatment facilities shall be sized to serve proposed General Plan densities.
126	Policy 4.D.2	Added. Current County policy: developments connecting to public conveyance and treatment facilities must be annexed into the sewer service area.
126	Policy 4.D.4	Added. Requires facility sizing based upon permitted densities in applicable sewer shed area and gravity flow systems, unless infeasible.
126	Policy 4.D.5	Added. Requires developments needed new connections to pay their fair share of the cost for future public wastewater facilities.
127	Policy 4.D.10	Added. Requires all public wastewater facilities to be designed and built to the current standards of the agency providing service.
127	Old Policy 4.D.9	Deleted. The County no longer requires that septic tanks in major subdivisions be maintained by a public entity.

127	Program 4.11	Deleted. There is one septage processing facility within the county that produces sludge.
127	New Program 4.11	Added. Encourages consolidation of wastewater facilities.
127	Program 4.12	Added. Requires will serve letters prior to the County providing sewer service to new development.
128-129	Goal 4.E. and Policies 4.E.10, 4.E.14 and 4.E.15	Revised. Reflect new low-impact development approach to stormwater management.
129	Policy 4.E.20	Added. References implementation and enforcement of the Stormwater Quality Ordinance (Article 8.28)
130-131	Policy 4.F.5	Deleted "b". Urban runoff treatment facilities are no longer allowed within the floodplain.
131	Policy 4.G.1	Revised. Excludes rural development from providing solid waste collection.
132	Policy 4.G.12	Added. Formalizes County policy that solid waste collection service is available within current boundaries of Franchise Areas.
134	Program 4.21	Added. Requires new franchise agreements within Franchise Areas.
Section 5 – Recreational and Cultural Resources		
139	Policy 5.A.1	Revised. Adds standard of five acres of passive or open space per 1,000 population.
142	Policy 5.A.22	Edited. Adds reference to Dry Creek Greenway (2011).
145	Policy 5.D.12	Edited. Adds reference to Placer Legacy Program (2000).
Section 6 – Natural Resources		
148	Policy 6.A.3	Edited. Clarified extent of riparian vegetation replacement required.
149	New Policies 6.A.6, 6.A.7 and 6.A.8	Added. Requires new development and redevelopment project to utilize Best Management Practices (BMPs) to reduce stormwater runoff.
150	Policy 6.A.14	Revised. Removed Auburn Lake and Garden Bar Reservoir from planned facility list.
152-153	Program 6.5	Added. Requires County to prepare and implement a stormwater quality program.
154	Program 6.6	Deleted. Resource Conservation Zone (RCZ) overlay districts are no longer planned. A similar program may be incorporated into the Placer County Habitat Conservation Plan.
154	Program 6.7	Revised. Updated mitigation banking program to include riparian habitat.
157-160	Program 6.11	Revised. Updated to reflect current Placer County Habitat Conservation Plan currently under development and adopted Placer Legacy Open Space and Agricultural Conservation Program (2000).
162	Policy 6.E.4	Deleted. Unnecessary policy requiring public or private ownership and maintenance of open space.
162-163	Program 6.16	Added. Recognizes the adoption of the Placer Legacy Open Space and Agricultural Conservation Program.
164	Program 6.17	Deleted. The Placer County Air Pollution Control District no longer has an obligation to submit an annual report to the Board of Supervisors.
164	Program 6.18	Revised. Added references to Air Quality Attainment and State Implementation plans.
165	Program 6.19	Revised. Adds reference to the Air Quality Attainment Plan.

165	Program 6.20	Replaced. Addresses the State Implementation Plan and working with Placer County Air Pollution Control District and Sacramento Area Council of Governments on its implementation.
Section 7 – Agricultural and Forestry Resources		
170	Policy 7.A.14	Added. New program to support efforts on the state-level to revitalize the Williamson Act program.
171	Program 7.4	Added. Calls for continued implementation of the Farmland Security Zone program.
172	Program 7.5	Replaced. Previous program was implemented (Williamson Act contracts). New program calls for continuing Placer-grown agricultural marketing.
174	Old Programs 7.6 and 7.7	Deleted. These programs are no longer relevant.
Section 8 – Health and Safety		
178	Policy 8.A.12	Moved. Now Policy 8.H.3.
178	Program 8.3	Added. New program requires soil reports for subdivisions and lots where critically expansive soils have been identified or are expected to occur.
183	Programs 8.14 and 8.15	Added to comply with new state and federal legislation. The Federal Disaster Mitigation Act of 2000 requires local governments to adopt a comprehensive Hazard Mitigation Plan to receive federal funding after a disaster. Under the State’s AB 2140, unless a local jurisdiction has an approved Hazard Mitigation Plan and has incorporated that Plan into the General Plan Safety Element, it might not be able to obtain additional funding from the State for certain disaster recovery projects.
186	Policy 8.H.3	Added. New policy to recognize the Placer County Avalanche Management Ordinance.
Section 9 – Noise		
189	Policy 9.A.3	Revised. Added reference to Placer County Code Noise Section (Article 9.36)
191	Policy 9.B.4	Deleted. This is no longer County policy.
Section 10 – Administration and Implementation		
201-202	Program 10.3	Revised. Added “i” to reference the County’s Stormwater Quality Ordinance.
207	Figure III-1	Replaced. Future Study Area revised to reflect annexations that have occurred since 1994.
208	Appendix A	Holding Capacity Table updated.
216-217	Appendix C	Deleted. The proposed standards for the Bickford Ranch Specific Plan area have been adopted.

Figures:

Figure 1: Revised to make it easier to read and reflect current community plan and city boundaries.

Figure 1-1: A new Generalized Land Use diagram derived from GIS land use data has been created.

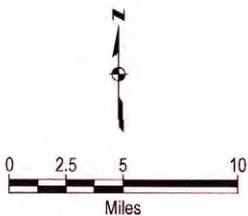
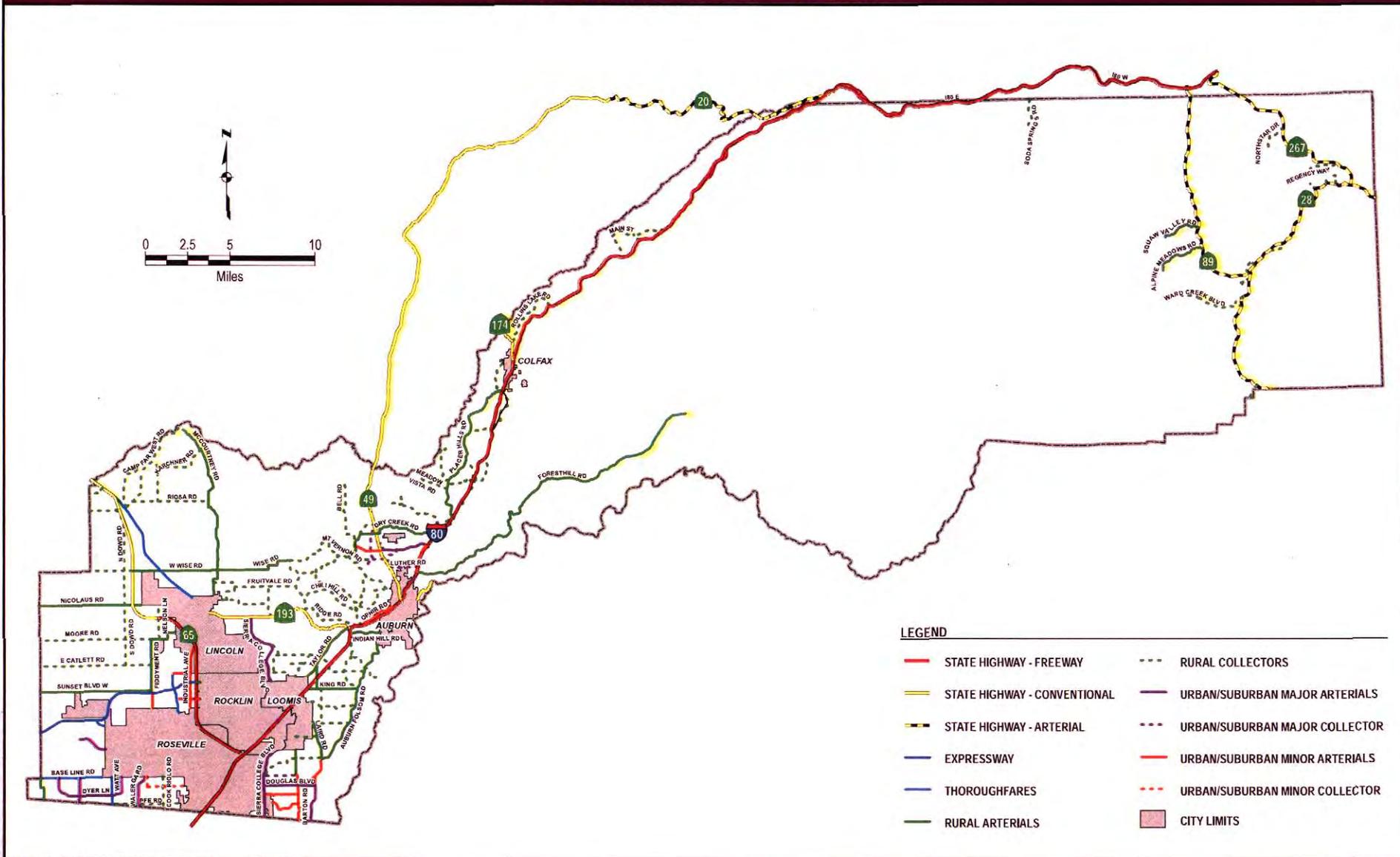
Figure 1-2: A new Land Use Diagram was created using updated data.

Figure 1-8: A new Circulation Diagram was made to update and more precisely depict alignments.

Appendix A: Holding Capacity Table revised.

CIRCULATION PLAN DIAGRAM

Figure 1-8



LEGEND

- STATE HIGHWAY - FREEWAY
- STATE HIGHWAY - CONVENTIONAL
- STATE HIGHWAY - ARTERIAL
- EXPRESSWAY
- THOROUGHFARES
- RURAL ARTERIALS
- - - RURAL COLLECTORS
- URBAN/SUBURBAN MAJOR ARTERIALS
- - - URBAN/SUBURBAN MAJOR COLLECTOR
- URBAN/SUBURBAN MINOR ARTERIALS
- - - URBAN/SUBURBAN MINOR COLLECTOR
- CITY LIMITS

ATTACHMENT 3

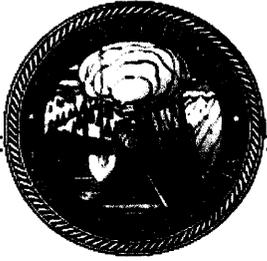
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APPENDIX A

HOLDING CAPACITY OF THE GENERAL PLAN

Land Use Designation	Acres	Minimum Lot Area		D.U. per Acre		Maximum Non-Res FAR	Potential Lots		Total Potential Units		Square Feet @ Max FAR
		Min.	Max.	Min.	Max.		@ Min. Lot Area	@ Max. Lot Area	@ Min. DU/Acre	@ Max. DU/Acre	
10 Acre Agriculture	23,037.9	10	None	0	0.1	0.25	2,304	n/a	-	2,304	n/a
20 Acre Agriculture	29,100.1	20	None	0	0.05	0.25	1,455	n/a	-	1,455	n/a
40 Acre Agriculture	5,973.0	40	None	0	0.025	0.25	149	n/a	-	149	n/a
80 Acre Agriculture	51,967.3	80	None	0	0.0125	0.25	650	n/a	-	650	n/a
Subtotal Agriculture:	110,078.3						4,558		0	4,558	0
10 Acre Timberland	7,561.5	10	None	0	0.1	0.2	756	n/a	-	756	n/a
20 Acre Timberland	4,851.5	20	None	0	0.05	0.2	243	n/a	-	243	n/a
40 Acre Timberland	9,026.3	40	None	0	0.025	0.2	226	n/a	-	226	n/a
80 Acre Timberland	409,501.1	80	None	0	0.0125	0.2	5,119	n/a	-	5,119	n/a
Forestry (20-160 Acre Min)	1,609.7	20	None	0	0.05	0.2	80	n/a	-	80	
Subtotal Timberland:	432,550.1						6,424		0	6,424	0
Low Density Residential	719.1	0.23	1	1	5	0.3	3,127	719	719	3,596	n/a
Medium Density Residential	822.6	0.08	0.23	5	10	0.7	10,283	3,577	4,113	8,226	n/a
High Density Residential	16.7	0.07	0.23	10	21	1.05	239	73	167	351	763,825
Rural Residential	21,783.1	1.00	10	0	1	0.3	21,783	2,178	0	21,783	n/a
Subtotal Residential:	23,341.5						35,431	6,547	4,999	33,955	763,825
Business Park/Industrial	944.3	0.23	None	0	0	1.8	4,106	n/a	-	-	74,040,674
General Commercial	148.4	0.11	None	21	21	2	1,349	n/a	3,116	3,116	12,928,608
Tourist Commerical	10.0	0.14	0.46	11	21	0.8	71	22	110	210	348,480
Tourist/Resort Commercial	147.7	0.14	0.46	11	21	0.8	1,055	321	1,625	3,102	5,147,050
Subtotal Commerical/Ind'l:	1,250.4						6,581	343	4,851	6,428	92,464,812
Open Space	1,043.0	5	None	0	0	0.02	209	n/a	-	-	n/a
Public/Quasi-Public	56.2	1	None	1	1	0.3	56	n/a	56	56	n/a
Resorts and Recreation	809.6	1	None	1	1	0.3	810	n/a	810	810	n/a
Water Influence	55,579.4	4.6	None	0	0	0.02	12,082	n/a	-	-	n/a
Water Influence/Private Ownership	1,877.5	4.6	None	0	0	0.02	408	n/a	-	-	n/a
Subtotal Open Space/Recr.:	59,365.7						13,565.0		865.8	865.8	0
Specific Plan/Special Sudy Area	1,177.1	<i>See Regional University Specific Plan</i>									
Subtotal Open Space/Recr.:	1,177.1										
Subtotal Gen. Plan Land Use Diagram	627,763						66,558	6,889	10,716	52,231	93,228,637
Community Plan Areas	270,366	<i>See the Applicable Community Plans</i>									
Unincorporated Total:	898,129										
Cities	62,641	<i>See the Applicable City General Plans</i>									
COUNTY TOTAL:	960,770										



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

E. J. Ivaldi, Coordinator

**NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Placer County Targeted General Plan Amendment (PGPA 20120356)

PROJECT DESCRIPTION: The project proposes a limited number of targeted amendments to its 1994 General Plan, which mostly consist of edits, corrections, status updates, revised figures, and several new programs and policies necessary to comply with new State and Federal laws and associated requirements.

PROJECT LOCATION: County-wide, Placer County

APPLICANT: Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 180, Auburn, CA 95603 (530)745-3076

The comment period for this document closes on **February 14, 2013**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter, the County's public libraries, and the County's web site below: (A copy of the proposed targeted amendments can also be found at the same link.)

<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>

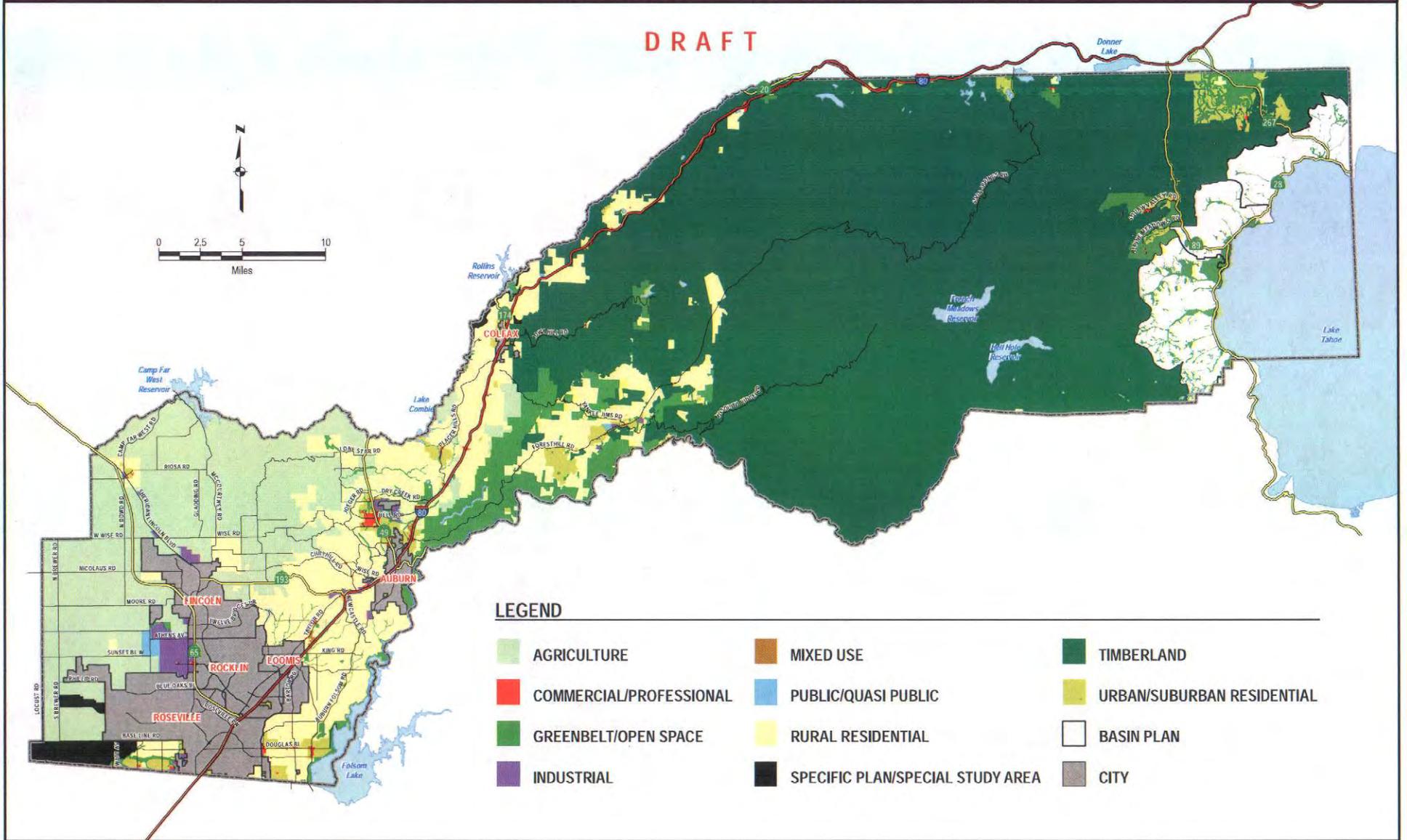
Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee on Wednesday, January 16, 2013

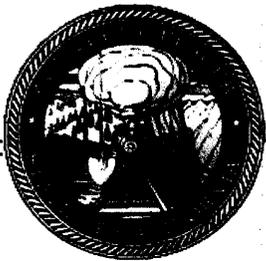
GENERALIZED LAND USE

Figure 1-1

DRAFT



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COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

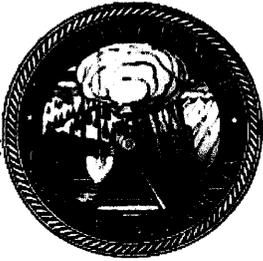
Title: Placer County Targeted General Plan Amendment	Plus# PGPA 20120356
Description: The project proposes a limited number of targeted amendments to its 1994 General Plan, which mostly consist of edits, corrections, status updates, revised figures, and several new programs and policies necessary to comply with new State and Federal laws and associated requirements.	
Location: County-wide, Placer County	
Project Applicant: Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 180, Auburn, CA 95603	
County Contact Person: Christopher Schmidt	530-745-3076

PUBLIC NOTICE

The comment period for this document closes on **February 14, 2013**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter, the County's public libraries, and the County's web site below: (A copy of the proposed targeted amendments can also be found at the same link.) <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>

Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

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INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

Project Title: Placer County Targeted General Plan Amendment	Plus# PGPA 20120356
Entitlements: General Plan Amendment	
Site Area: Countywide	APN: Various
Location: Unincorporated Placer County	

Project Description:

The County of Placer (County) is proposing a limited number of targeted amendments to its 1994 General Plan. Targeted General Plan Amendments mostly consist of edits, corrections, status updates, revised figures, and several new programs and policies necessary to comply with new State and Federal laws and associated requirements. The 2009 Housing Element has been incorporated into the new General Plan document.

This project consists of proposed changes to the General Plan. It does not include any specific development projects, does not modify General Plan land use designations, the land use map or capital improvement program.

Project Site: County-wide

B. ENVIRONMENTAL SETTING:

The project affects those portions of unincorporated Placer County that are under the jurisdiction of the County. It does not include land under federal jurisdiction, such as within Tahoe National Forest. Placer County is a geographically diverse county. While the western portion of the County contains suburbs of the Sacramento region, the eastern portion lies within the Lake Tahoe Basin and region. Placer County is one of the fastest growing counties in the California. Between 2000 and 2010, the County's population grew from 248,399 to 348,432.

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the existing County-wide General Plan and associated environmental document, and other studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Community Plans
- ➔ Local Hazard Mitigation Plan and EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 775 North Lake Boulevard, Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.

- ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)				X
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)				X

Discussion- All Items:

The overall population of the county is not expected to change as a result of the General Plan amendments, nor will development expand beyond those areas already identified for future development in the current General Plan. The proposed amendments will not affect any text in the General Plan relative to design or aesthetics. Where scenic vistas within the county are identified, policies are already in place to protect them and this proposal would not change any existing provisions. The project will not substantially damage scenic resources including trees, rock outcroppings and historic buildings with a state scenic highway. The project would not degrade the existing visual character of the county or its surroundings. The project will not adversely affect day or nighttime views. Therefore, there is no impact to aesthetics associated with this project.

II. AGRICULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion- All Items:

The project does not intensify or change the growth pattern or projections anticipated by the 1994 plan. The existing General Plan contains policies to protect agricultural operations from incompatible land uses. The proposed project will not change these policies. No rezoning is proposed as part of this project and would therefore not result in the conversion of existing farmland nor result in the loss of any existing property with an existing Williamson Act contract. No impact would occur.

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III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)			X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)			X
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)			X
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)			X
5. Create objectionable odors affecting a substantial number of people? (APCD)			X

Discussion- All Items:

The General Plan update does not make modifications to the General Plan policies concerning air quality and objectionable odor. The project does not revise, replace or attempt to supersede existing standards and procedures to ensure compliance with State and County codes and policies that pertain to Air Quality. It does not include any provisions that would supersede or otherwise conflict with rules and procedures governing assessment or control of air pollutant emissions. The project does not propose any construction and no change in density is proposed. Future development projects will be subject to Placer County Air Pollution Control District rules, monitoring, and best management practices. No additional development potential or new land uses not currently allowed would be allowed as a result of the project. Therefore, no impacts would occur.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)			X
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			X
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)			X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)			X
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.)			X

through direct removal, filling, hydrological interruption, or other means? (PLN)				
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- All Items:

The proposed project will not impact existing zoning and land use designations and does not involve development activity. Therefore, it is not expected to create any new action that could have a substantial adverse effect on any riparian habitat or sensitive natural community, or have a substantial adverse effect on any native resident or migratory fish, wildlife corridors or wildlife species. Future development projects will be subject to all applicable County codes and policies including General Plan and Community Plan policies such as the Tree Preservation Ordinance that discourages development in environmentally sensitive areas and protect significant ecological areas, habitat resources, watersheds and riparian vegetation. There are no impacts to biological resources as a result of this project.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)				X
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)				X
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)				X

Discussion- All Items:

The proposed project does not involve a change in density, changes of use, or specific development project and therefore is not expected to have foreseeable and foreseeable impacts on archaeological or historical resources or an impact to paleontological resources or unique geologic features. The Recreational and Cultural Resources Element of the General Plan contains policies to conserve historic, cultural, archeological and paleontological resources and to ensure the protection of known resources. There are no substantial changes to these policies.

Site-specific projects will be required to submit environmental documentation with a planning application. Adherence to applicable County, State, and Federal standards and guidelines related to the protection/preservation of cultural resources will be implemented when a future project is proposed. State regulations requiring the reporting and proper

handling of human remains uncovered during construction projects remain unchanged. Therefore, there are no impacts to cultural resources.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	NO IMPACT
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)				X
3. Result in substantial change in topography or ground surface relief features? (ESD)				X
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)				X
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)				X
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				X
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)				X

Discussion- All Items:

No specific development projects are being proposed as part of the General Plan update. The proposed project does not expose people or structures to additional potential substantial adverse effects, including the risk of loss, injury or death. Future developments will be subject to all applicable County codes and policies for residential, commercial and other projects, including existing General Plan policies and standard requirements under the California Building Code designed to reduce risk from geologic activity to acceptable levels. There are no impacts to geology and soils resulting from this project.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	NO IMPACT
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)				X

3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- All Items:

The proposed project consists of an update to a regulatory and policy document and will not directly result in any new construction. There are no substantive modifications to the General Plan policies concerning hazards and hazardous materials. Future development in the county will be subject to hazardous materials regulations and would be required to meet fire safe guidelines. The proposed project is a policy document. Project-specific health hazards will be evaluated at the time a specific development proposal is made. Therefore, there is no impact to hazards and hazardous materials.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	
1. Violate any potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)				X
4. Increase the rate or amount of surface runoff? (ESD)				X
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)				X
6. Otherwise substantially degrade surface water quality?(ESD)				X

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7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				X

Discussion- All Items:

The proposed project does not involve any development activity nor will it change permitted land uses. Therefore, it will not involve ground disturbance or any discharges to water bodies. All future development will be subject to County and other agencies' runoff/stormwater and floodplain regulations, permit and approvals, including Placer County's Flood Damage Prevention Ordinance, Stormwater Management Manual, and NPDES Municipal Stormwater Permit, and will comply with all applicable County policies related to hydrology and water quality. No impact is anticipated as a result of the General Plan update.

IX. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

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Discussion- All Items:

The proposed project does not modify current zoning, subdivision regulations, grading ordinance or other related County standards. No specific development projects are being proposed as part of the General Plan update. Density and intensity factors proposed under the 1994 plan remain in place.

The proposed project does not amend or conflict with any applicable conservation plan nor does it divide and established community or result in increased development in sensitive ecological areas. No impact is anticipated as a result of the General Plan update.

X. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- All Items:

The proposed project would not change any land use designations or zones that would otherwise allow mineral resource recovery and will not result in the loss of the availability of mineral resources, particularly mineral (minerals include several different types of aggregate that are used for purposes other than petroleum) resources. All future development will be subject to all applicable County codes and policies, including existing General Plan and Community Plan policies that protect known mineral resources reserves from encroachment of incompatible land uses. Therefore, there is no impact to mineral resources resulting from the project.

XI. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)				X
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				X
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

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Discussion- All Items:

The proposed project does not propose any substantive change to existing General Plan noise policies. The project does not involve zone changes or changes to the existing land use designations that could affect density or noise levels in residential, commercial or industrial neighborhoods. The County's existing Noise Ordinance (Article 9.36 of the County Code) and standards would apply to proposed future developments. The project would not subject new populations to excessive noise levels resulting from a nearby airstrip. There is no impact resulting from the project.

XII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	Yes
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- All Items:

The proposed project would not change any existing land use designations or result in an increase in new home construction beyond the existing capacity. The population assumptions used in the General Plan remain unchanged. The existing General Plan accounts for increased growth and includes policies to reduce potential growth related impacts. The project will not review any of these policies. No aspect of the project involves the displacement of existing housing. Therefore, there is no impact to population and housing resulting from updating the General Plan.

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	Yes
1. Fire protection? (EHS, ESD, PLN)				X
2. Sheriff protection? (EHS, ESD, PLN)				X
3. Schools? (EHS, ESD, PLN)				X
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)				X
5. Other governmental services? (EHS, ESD, PLN)				X

Discussion- All Items:

The proposed project will not change residential land use designations within the Land Use Element of the Placer County General Plan and / or Community Plans and, therefore, would not in and of itself cause an increase in demand for public services. No specific development projects are proposed, therefore, the project is expected to result in any increase in population density that would generate the need to require additional infrastructure or other governmental services. Therefore, there is no impact to public services.

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XIV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)				X
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

Discussion- All Items:

The proposed project does not involve any development activity. It will not change residential land use designations in the Land Use Element of the Placer County General Plan and, therefore, would not cause an increase in demand for recreational facilities. The project does not include facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The policies of the current General Plan's Recreational and Cultural Resources Element regarding park facilities remain in place. Therefore, there is no impact to recreation resulting from the General Plan update.

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)				X
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)				X
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X
4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				X

Discussion- All Items:

The proposed project will not directly result in any new construction and as such, will not directly result in the generation of vehicle trips. It will not directly affect transportation facilities or traffic conditions and does not alter any existing

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standards or requirements related to transportation and traffic. A new goal and associated policy in the Transportation and Circulation Element calls for integrating Complete Streets infrastructure and design features into street design and construction to create safe and inviting environments for all users. Adoption of the Complete Street guidelines is not expected to impact population growth or capacity. Vehicular traffic congestion would not be impacted because the project does not involve any zone changes or changes to existing land use designations that would increase population or employment densities. Adopted policies, plans and programs that support alternative modes of transportation remain in place. The Circulation Diagram has been updated. There are no impacts to transportation or increases in traffic resulting from the General Plan update.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)				X
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)				X
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion- All Items:

The proposed project does not involve any development activity and is not expected to result in an increase in the potential for new construction or a redirection of population growth. It does not propose development that would directly affect utilities and service systems. The update does not change the planned locations of future growth or the overall level of future growth and demand for services. Future development would be evaluated at the time of application submittal and will continue to be subject to health and safety regulations including water, wastewater, storm water drainage and solid waste disposal. Therefore, there is no impact to utilities and service systems.

XVII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN AQ)				X
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN AQ)				X

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Discussion- Items:

The proposed project does not grant entitlements for any projects. Since no development is called for, the specific effects to greenhouse gas emissions would be speculative at this time. Future development shall comply with federal, state, and local statutes and regulation related to greenhouse gas emissions. Site-specific projects will be required to submit environmental documentation, including an evaluation of greenhouse emissions, with a planning application. There is no impact to greenhouse gas emissions.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Christopher Schmidt, Chairperson
 Engineering and Surveying Division, Rebecca Taber
 Facility Services, Environmental Engineering Division, Wastewater, Janelle Heinzler
 Department of Public Works, Transportation Division, Andrew Gaber
 Environmental Health Services, Laura Rath
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

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Signature _____ Date January 14, 2013
 E.J. Ivaldi, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES:

The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8 am to 5 pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 775 North Lake Boulevard, Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Community Plan(s)
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input checked="" type="checkbox"/> Grading Ordinance
	<input type="checkbox"/> Land Development Manual
	<input type="checkbox"/> Land Division Ordinance
	<input type="checkbox"/> Stormwater Management Manual
	<input checked="" type="checkbox"/> Tree Ordinance
	<input checked="" type="checkbox"/> 2009 Housing Element

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DEPARTMENT OF TRANSPORTATION

703 B STREET
MARYSVILLE, CA 95901
PHONE (530) 741-4004
FAX (530) 741-5346
TTY 711



*Flex your power!
Be energy efficient!*

February 11, 2013

032013-PLA-0009
03-PLA-Var
SCH #2013012037

Ms. Maywan Krach
County of Placer
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

Placer County Targeted General Plan Amendment – Proposed Negative Declaration (PND)

Dear Ms. Krach:

Thank you for including the California Department of Transportation (Caltrans) in the application review process for the project referenced above. The project proposes a limited number of targeted amendments to the 1994 Placer County General Plan. This project encompasses all of Placer County. The following comments are based on the PND.

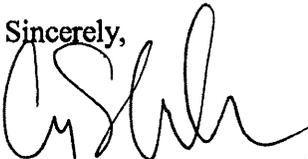
Traffic and Circulation

Section 3: Traffic and Circulation, subsection 3.A15, indicates that Placer County will recommend that a ramp-metering program for the Interstate 80 corridor between Auburn and the Sacramento County line be included in the next Regional Transportation Plan (RTP). Caltrans would like to see State Route 65 added to this section as well to mitigate traffic impacts from projects in the City of Roseville.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

For any questions regarding this letter, please contact Josh Pulverman, Intergovernmental Review Coordinator for Placer County, at 530-634-7612 or by email at: josh_pulverman@dot.ca.gov

Sincerely,


GARY ARNOLD, Chief
Office of Transportation Planning – North

CENTRAL VALLEY FLOOD PROTECTION BOARD

3310 El Camino Ave., Rm. 151

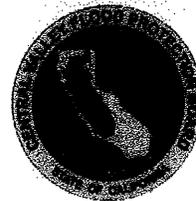
SACRAMENTO, CA 95821

(916) 574-0609 FAX: (916) 574-0682

PERMITS: (916) 574-2380 FAX: (916) 574-0682

RECEIVED

MAR 07 2013



ENVIRONMENTAL COORDINATION SERVICES

February 28, 2013

Ms. Maywan Krach, Environmental Technician
Placer County Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, California 95603

Subject: Notice of Completion and Environmental Document Transmittal:
Placer County Targeted General Plan Amendment (GPA)

Dear Ms. Krach:

The Central Valley Flood Protection Board (CVFPB) has reviewed the documentation supplied from Placer County for the proposed Placer County Targeted GPA and for the plan's compliance with Assembly Bill 162 (AB 162). Upon completion of review, the CVFPB has the following flood hazard concerns:

- CVFPB staff found Placer County lies within the 100-year, 200-year and 500-year floodplains, and within a small Levee Flood Protection Zone for this area of California (please see Attachment A). It is because of the flood hazard risk for this area that the CVFPB suggests the County consider following current State flood management policy noted in Government Code Sections 65865.5, 65962 and 66474.5 which discourages residential development within floodplains unless there is an adequate flood protective system present.
- The road embankments of Interstate 80 and State Highway 65 may act as barriers to a flood evacuation, as well as impede flood waters. In a flooding event, emergency services could be isolated from certain areas of Placer County due to these roadway barriers and their retained flood waters. It will be important for the County to address these issues in the Targeted GPA.
- The CVFPB suggests that land uses other than residential may be more suited for development within floodplains considering the potential flood hazard risks for Placer County.

CVFPB staff also found the County's housing element was adopted by the County prior to January 1, 2009, which is the housing element update compliance trigger date in AB 162, and has also been codified in California Code Sections 65302.7 and 65352. Therefore, CVFPB looks forward to reviewing the safety element of the County's Targeted GPA to ensure flood hazard related matters are in compliance with these sections of the Code.

Ms. Maywan Krach
February 28, 2013
Page 2

To summarize, AB 162 requires cities and counties in the Central Valley to amend the land use, conservation, safety, and housing elements of their general plans to address flood-related matters. In addition to cities and counties providing adequate flood management in their planning, these legislative requirements also make flood risks more apparent to the public when deciding whether to live in a floodplain and face preparedness for flooding, purchase of flood insurance, and other associated consequences.

The California Department of Water Resources (DWR), in October 2010, prepared the "Implementing State Flood Risk Management Legislation into Local Land Use Planning, A Handbook for Local Communities." The CVFPB suggests the County follow this handbook for evaluating the flood hazard risks of future development proposals. This handbook is available at the following DWR internet address:

http://www.water.ca.gov/floodmgmt/lrafm/fmb/docs/Oct2010_DWR_Handbook_web.pdf

A general plan checklist is attached (Appendix C from the Handbook) to assist you in preparing the required information and to use when submitting future general plan documents to the CVFPB for review. Please provide this checklist to the staff or consultants who prepare general plan updates for your jurisdiction. The checklist outlines what is required by the law, however, CVFPB staff may ask for more information in addition to this checklist.

If you have any further questions, please contact Mr. Michael C. Wright, Chief of the Enforcement Section, at (916) 574-0698, or by e-mail at mcwright@water.ca.gov.

Sincerely,

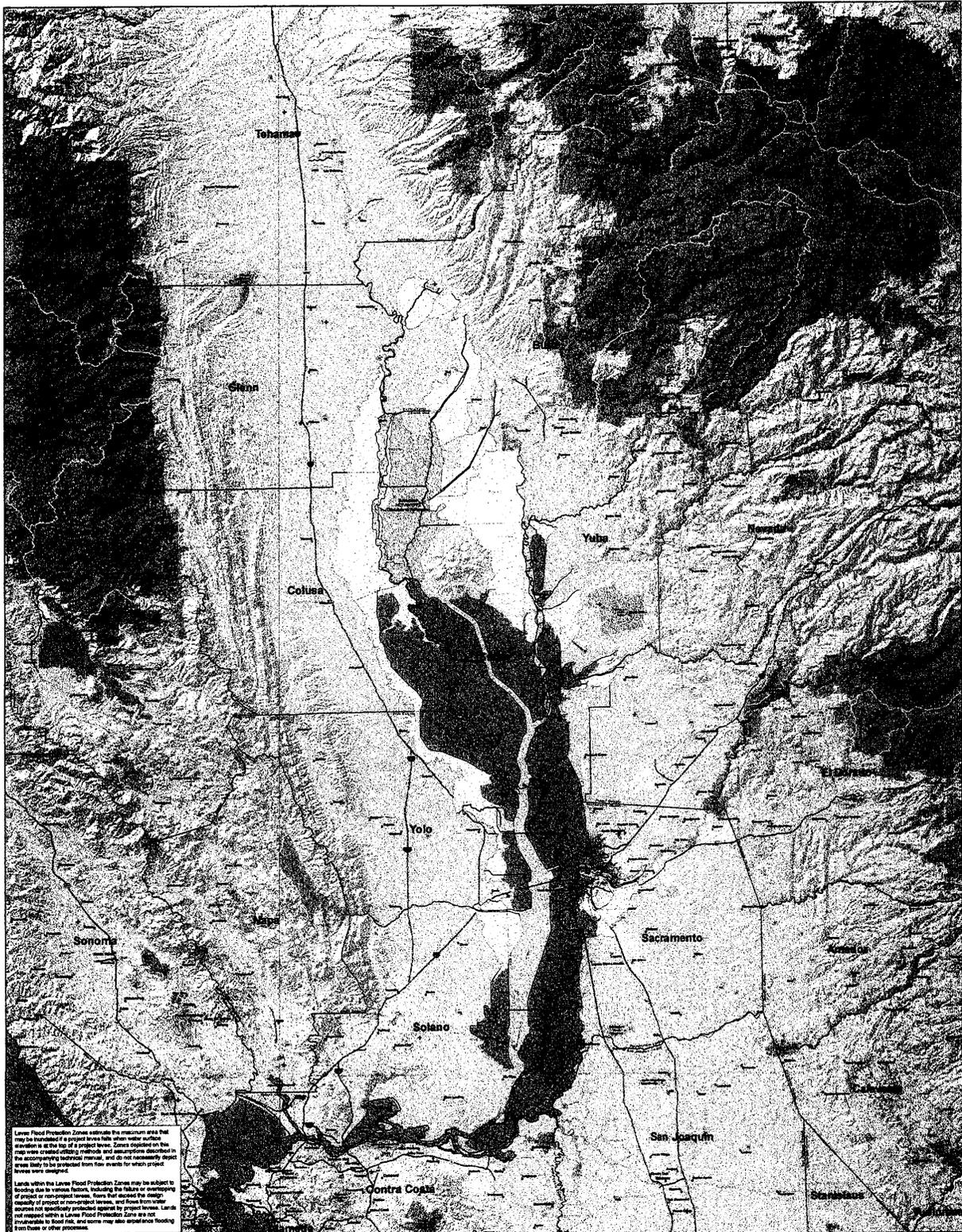


Jay S. Punia
Executive Officer

Attachments: A – 100, 200, & 500 year floodplain and levee protection zone maps
Appendix C, General Plan Safety Element – Review Crosswalk (11 pages)

cc: CVFPB Board Members
Jon Tice, CVFPB
James Herota, CVFPB

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Levee Flood Protection Zones estimate the maximum area that may be inundated if a project levee fails when water surface elevation is at the top of a project levee. Zones identified on this map were created utilizing methods and assumptions described in the accompanying technical manual, and do not necessarily depict areas likely to be protected from levee events for which project levees are designed.

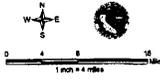
Land within the Levee Flood Protection Zones may be subject to flooding due to various factors, including the failure or overtopping of project or non-project levees, flows that exceed the design capacity of project or non-project levees, and flows from water resources not specifically protected against by project levees. Levees not included within a Levee Flood Protection Zone are not necessarily at flood risk, and some may still experience flooding if one levee or other protection fails.

Map prepared for the State of California
 Department of Water Resources
 Division of Flood Control
 1500 Capitol Mall, Sacramento, CA 95833
 August 2011

Levee Flood Protection Zones

- Depth Unknown
- Estimated Depth Greater Than 3'
- Butte Basin: Not an LFPZ; area is designed for flood.
- Area shown is based on historical limits of flooding.

State Federal Project Levee
 County Boundary



**Levee Flood Protection Zones
 Sacramento River Basin**

Date: August 19, 2011



PLACER GROUP
P.O. BOX 7167, AUBURN, CA 95604

March 1, 2013

Attn: Chris Schmidt
Placer County CDRA
3091 County Center Dr, Ste 180
Auburn, CA 95603

Subject: Targeted General Plan Update Amendment (PGPA 20120356)

The work involved in the updates and amendments of the Targeted General Plan Update Amendment (TGPUA) is commendable, and many changes are appreciated. However, some aspects of the TGPUA are disconcerting.

If approved as drafted, some of the revisions in this TGPUA will have, or will have the potential to have, very significant environmental impacts, and therefore would require the preparation of an Environmental Impact Report (EIR) to comply with the California Environmental Quality Act (CEQA). Where some of the new policies are presented, the Mitigated Negative Declaration (MND) is completely inadequate in informing the public of the potential significant impacts.

One option would be to edit the TGPUA to more clearly reflect the stated intent of the amendments (corrections, updating, etc.), and delete any new policies that may be too broadly interpreted and/or may have significant environmental impacts. If the word “mostly” could be changed to “solely” in the stated intent, and amendments be restricted only to those with no significant potential environmental impacts, that would be satisfy concerns.

Some edits may have already been made, but in the final draft or actual TGPUA policy document, please consider these changes and concerns to justify edits, or consider the preparation of an EIR to explain and inform the public of the impacts:

1—Land Use. The Agriculture 160 acre minimum and the Timberland 640 acre minimum should be left in the General Plan. This may be very important with future zoning, and those acre sizes could influence conservation easement decisions. By deleting those two minimums acreage size potential throughout the TGPUA, there is a subtle impression that ag and timberland can function at smaller minimums. Because (1) such a position is debatable; (2) reduced parcel sizes in these two zones may be detrimental to productivity; and (3) lot-splitting may be encouraged, we urge that both acreage minimum parcel sizes remain in the TGPUA as possibilities for current or future zoning ordinance decisions. The 160- and 640-respective acre minimums should be kept in both the discussions and tables in the TGPUA.

2—Forestry minimum parcel sizes of 20 acres may indeed help “maintain a strong **rural identity** in the area.” [bold added] However, the impression presented is that 20 acre minimum parcel sizes are viable for timber operations. There may be viable timber operations on 20-acre parcels in Placer County, but this statement more appropriately belongs in some other section (beginning of “Land Use” perhaps) so as to not mischaracterize 20 acres as being a minimum for a viable timber operation.

3—The Table on page 37, “Functional Classifications by Geographic Area” mentions Placer Parkway as an “Expressway” to Sutter County with “Expressway” defined as having “very limited” access. We urge the County to set the geographic point where the “limited access” will terminate on Placer Parkway and “no access” begins.

Approvals of Placer Parkway have always come with the understanding that there would be limited access in the most easterly portion of the Parkway, but prohibited further west in the County. As currently listed in the Table, this might be construed as allowing more interchange access in western Placer County and still claim that it is “limited.” Possibly “Expressway” conveys the correct intent, but if it allows for a misinterpretation and more access interchanges, then it should be further qualified to specify access restrictions.

Page 93—Goal C—Tahoe Basin Housing

We urge the County to not make any amendments regarding Tahoe Basin housing until the Tahoe Regional Planning Agency (TRPA) litigation issues are resolved.

Page 98—Program F-1 GROUP HOMES. Traffic impacts from multiple family/friend visitations, trips to doctor appointments, excursions, health/safety inspections, etc., may be significant on any neighborhood street where the units can have six group-home residents. However, increasing the allowable number of group home residents to eight has the potential to create additional significant impacts that must be analyzed. Parking must be addressed; the number of such GROUP homes in any one area, on any one residential street, etc., must all be analyzed for cumulative and/or neighborhood “saturation” impacts.

Page 102—Program H-3 GREEN BUILDING INCENTIVE PROGRAM. Since other policies in this TGP UA use “shall...to the extent possible,” or “shall...to the extent practical,” we urge using such phrasing conditions and changes to the wording in this sentence: “*Based on the rating, the County shall award incentives to developers of green residential buildings, including, but not limited to:*” Please consider changing that sentence to read: “*Based on the rating, to the extent feasible, the County shall award incentives....*” Among the incentives listed, *fee waivers, density bonuses; and reduced parking requirements* should not be automatically awarded in any instance or green rating score. Without stipulations, these three mandated (“shall award”) incentives have the potential to create significant traffic impacts, noise increases, and drains on County financial resources.

The County should also provide incentives for smaller square footage (foot print) “green” homes—less than 1,500 sq ft, for example, which are designed so that spaces may be multi-used, thus allowing for a smaller footprint and energy use. Regardless of its operational energy efficiency rating, a large home (e.g., >2,500 square feet) has already used up excessive resources just in construction materials. Adding “green” features is admirable, but it’s somewhat of an after-the-fact gesture that merely offsets the excessive resources that are used to construct such larger residences. Granting incentives to developers of such large homes is questionable. It might be more reasonable to incorporate a penalty (disincentive) into larger residential single family residences that would be factored in to the point system.

Page 108—3.A7. This sentence must either be deleted or an EIR must be prepared to analyze impacts and inform the public of the impacts. First, what is meant by “*Temporary slippage*”? One week? One month? One decade? Reliance on this word is unacceptable and may create long-range, cumulative and/or significant impacts—traffic, air quality, noise, slippage to LOS F, etc. The vagueness here is unacceptable and will create interpretation problems.

Second, “...*until adequate funding has been collected for the construction of programmed improvements*” is a recipe for deferral disaster and may result in significant traffic impacts, due in part to cumulative effects over the indefinite time period and open-endedness of the word “temporary.” Its potential for permanency—an impact in perpetuity with no analysis, mitigation, or public noticing/informing—and real risks of never having the nebulous funds designated or collected, make this an unacceptable and unreasonable policy to adopt unless it is thoroughly vetted via an EIR.

Last, with the increased number of developers whose projects have either not been built out, let alone not been built at all, or risk bankruptcy potential, the County cannot/should not gamble that the LOS improvements will come later, as in a “trust me” mode. If/when the improvements do not materialize, taxpayers will bear the cost burdens to reverse the lowered LOS. The bankruptcy proceedings of the Bickford Ranch project appear to have cost the County a loss of both its Clark Tunnel Road right-of-way plus amounts owed to the County (fees not collected up front). The County should not extend credit nor defer any future programmed improvements which, until fulfilled, will impact citizens—that is the role of lending institutions.

The word “temporary” must be replaced with a definitive time span, and up-front funding options mandated, such as, “Adequate funding **shall be provided** via deposits in a trust account with sufficient funds to remedy the LOS slippage,” and/or “a bond shall be posted to cover programmed improvements or LOS slippage.”

Section 6—Natural Resources. Wherever “California Department of Fish and Game” is referenced, the name should be changed to “California Department of Fish and Wildlife” or CDFW. The same name change may also be warranted with the California “Department of Forestry” to “CalFire.”

For the final TGPUA, and future policy documents over 2 MB, we urge the County to consider dividing the sections into smaller electronic documents.

Thank you for considering our views,



Marilyn Jasper, Chair



PUBLIC INTEREST COALITION



1

March 1, 2013

Attn: Chris Schmidt
Placer County CDRA
3091 County Center Dr, Ste 180
Auburn, CA 95603

RE: Proposed Changes—**Targeted General Plan Update Amendment** (PGPA 20120356)

We appreciate the stated intent of the Targeted General Plan Update Amendment (TGPUA) policy document to “target” a limited number of amendments to the 1994 General Plan, consisting mostly of edits [emphasis added], corrections, status updates, revised figures, etc. However, we believe a number of the actual amendments proposed in the TGPUA may extend far beyond the stated necessity to comply with new laws and requirements, corrections, etc., and in fact may create new directions or policies. Where this occurs, we believe that the Negative Declaration is inadequate and inappropriate, and that only the preparation of an Environmental Impact Report (EIR) will suffice.

Please consider incorporating the comments below by either editing or deleting issues of concern in the final policy document, or consider preparing an EIR where significant environmental impacts may occur.

New or changed policy issues of concern include the following:

Page 88—Policy B-14. *To preserve homeownership and promote neighborhood stability, the County shall attempt to alleviate individual and community issues associated with foreclosures.* The concern with this new/changed policy is with the potential impacts if such “attempts” include granting variances from zoning codes/ordinances, other land use permits, or waivers of fees or taxes—especially if such “attempts” might be used to comply with the open space or recreational mitigation. The County may indeed want to preserve home ownership and promote neighborhood stability, but this policy is too nebulous and, therefore, may be misused. Foreclosure activities are more market or economic driven concerns and not land use governance issues. Please consider deleting this policy

Page 88—Policy B-15. Please add “Farm” zone to this list and include it in the zones that shall include an affordable housing component if a proposal in that zone requires a General Plan (GP) or Community Plan (CP) land use amendment. To exclude Farm zones from the affordable housing requirement in a GP land use amendment to Residential or Specific Plan needs to be justified and explained.

Page 89—Program B-15 FEE WAIVERS. Waiver of 100% of the application processing fees is not sound economic policy and fraught with possibilities of having taxpayers cover costs that rightfully belong with the proposal or applicant. Unless the County is guaranteed a return (restitution of costs), either by posting a bond or by collecting fees up front, and/or holding them in trust until costs are recovered, this clause must not be a part of the TGPUA. Additionally, waiving any environmental staff time charges and/or service mitigation fees should be considered only after the project is completed and the units are operational. Incentives are not the issue, but “performance,” after the county has incurred all the expenses, is a huge issue, especially since “bankruptcy” is always an option. Incentives

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may be allowed, but they should not become costs born by taxpayers with no guarantees of performance. Waiving fees on any project as an incentive is questionable, especially when safe, common business practices could be implemented that would cover potential County costs and risks.

Page 91—Program B-11 PRIORITY PROCESSING. On the surface, the reviews listed may have merit, especially with “*Greater public outreach and education;*” however, transparency must be a top consideration. If “on-line permitting” is allowed, then the “Public Noticing” should be increased, and such permits should be posted on the County’s website for review. Streamlining for public access to information should be equally important as process streamlining.

Page 91—SECOND UNITS. Amending the zoning ordinance to allow accessory apartments **by right** within all residential zones has potentially huge and significant impacts, regardless of the affordability of the housing. Following state law should not preclude all the other requirements and concerns that any residential neighborhood would have—parking, set backs, buffers, etc. If this **by right** amendment is enacted, then a stipulation should also be imposed that the conditions for the approval prohibit any future variances to the zoning codes or changes in the zoning at a later date, unless the senior or affordable housing development is terminated via prescribed processes.

The intent to maintain “adequate levels of public review” is admirable and desirable, but highly improbable. Too many changes in land use have occurred without public knowledge due to many factors—busy families, hearings only at a Zoning Administrative level, and/or “functional equivalency” determinations, which may circumvent transparency. The County must error on the side of caution with any **by right** amendments and consider the significant consequential impacts.

Page 98—Program B-12 SECOND UNITS. Any “by right” zoning allowance or amendment is fraught with potential problems—environmental impacts that will not be either exposed or addressed, neighborhood controversies, and little-to-no recourse for enforcement issues. How will the County monitor the “affordability” aspect of a granted-by-right second unit over a garage? Or any detached unit? Or the number of residents that may move into such units, when enforcement resources are reduced?

Following state law still allows the County to set parameters—parking, parcel buffers and setbacks, etc.—which should be conditions for approval and not a **by right** policy that may create potential impacts. For example, if every household in the Granite Bay, Loomis, Penryn, area or any other County rural residential zoned area, created “Second Units,” what would be the impacts on traffic? On water supplies? On the myriad of other potential environmental impacts? What is to prevent the “Second Unit” from being a multi-family unit? With two or three families?

The TGPUA’s use of the words, “accessory apartments,” contains an element of multi-family “Second Unit” interpretation. We urge the County to **delete the “by right”** language, require the usual permitting processes instead of streamlining which often is accompanied by a lack of transparency, and adhere to the current minimum parcel size restrictions, which should be in compliance with state law.

Page 92—Program B-13 LAND BANKING. We urge the County to always require bonding to cover any/all County costs attributable to making appropriate sites “*available to developers at a reduced cost in exchange for the provision of affordable housing units.*” The risk of non performance, subsequent costs of restitution, or legal issues, must be covered in full before any offers of reduced costs sites are made.

Page 94—Program C-3 LEGISLATIVE PLATFORM. We urge the County to **not** engage in lobbying activities on behalf of Placer County citizens; we elect state legislators for that governance. County views on legislative issues may or may not be in agreement with citizens. That determination should be via a County wide vote.

In addition to possible widely differing opinions on legislative issues, the insertion of this highly charged political platform statement is totally inappropriate, not only for a County position, but also for insertion in a Negative Declaration:

Exempt affordable housing from the State prevailing wage law.

In an area where “affordable housing” is needed, to consider a policy that exempts those very people who may need that housing from earning prevailing wages effectively contributes to keeping those citizens at, or below, poverty levels. For a government agency to take such a short-sighted position is inexcusable. Please delete this platform statement.

Page 94—Program C-4 NEW MECHANISMS FOR WORKFORCE HOUSING. To condone illegal secondary dwelling units by granting an amnesty period not only reinforces a disrespect for the law but also perpetuates and encourages the already-rampant and ever-growing culture of non-compliance in Placer County. Regardless of other non-code enforcement issues in the County, to set such a blatant obstruction of justice in a General Plan policy document that may reward those who refuse to follow laws of the land is beyond the pale. This Program must be stricken from the TGPUA entirely and replaced with a firm commitment to uphold zoning ordinances and building codes.

Page 94—Program C-6 DOWN-PAYMENT ASSISTANCE PILOT PROGRAM. Although we appreciate efforts to help employers establish a down payment assistance programs via deferred mortgages, we submit that it is unwarranted and inappropriate for the County to be involved in such activities. It may be a pilot program, but it’s an arrangement between private parties and should not involve any assistance from the County. If the employer wishes to compensate the County for advice, that is a different issue, but the County should not be a part of private mortgage arrangements, and/or any speculation potential that brings potential for liability and vulnerability with such participation.

If the County is indeed making rehabilitation loans, then it should share in any later home value increases or market appreciation gains in proportion to the risk taken.

Page 95—Policy D-8—If dwellings do not meet current zoning standards, then they should not be allowed any immunity from compliance. Threats to public health and/or safety (e.g., electrical fires due to faulty or substandard wiring) are the obvious reasons for disallowance, but all neighbors and communities may suffer when standards are not upheld. Worse, with precedent set, others may wish to be granted similar zoning non-compliance immunity. This type of policy has the potential to create huge contentious, discriminatory issues among neighbors and within communities. It should be stricken from the TGPUA.

Page 97—Policy E-2: Our first concern is that affordable housing deed restrictions should not be allowed to be converted to market rate housing without overwhelming changes in the activities and character of the community. A two-year notice to accommodate what may be an arbitrary decision to convert is not a reasonable approach to long-range zoning planning. Just as the Williamson Act requires ten years to bow out without penalty, conversion of affordable housing deed restrictions must require a much longer noticing process and consideration of a penalty clause. Just as the “Density Bonus Ordinance” may require a 30-year commitment, so should a similar requirement be made before any affordable housing deed conversion would be considered.

However, assuming a two-year notice prior to the conversion of any deed-restricted affordable units to market rate (within the listed circumstances) is approved, we urge adoption of the following stipulations:

To the extent that any County fees or costs were waived or went uncollected for the affordable units when they were created, and to the extent that the project was subsidized by the County or other public agency, with any public funds or resources, the County shall share in any appreciation of property values, and receive those cost/fee/subsidy amounts in full payment with market rate interest applied, as well as restitution for “tracking costs” for the entire time the project was in operation—either at the sale of the property and/or via retroactive property taxes that may have been suppressed due to the nature of the project.

The fee waivers, incentives, subsidies, tracking, technical and financial assistance costs should not be born by taxpayers especially if/when a project is converted, deed restrictions removed, and increased market values favor the owners of the property(ies).

Page 97—Program E-3 PRESERVATION OF AT-RISK PROPERTIES. In addition to the stipulations suggested above, to preserve at-risk affordable properties, please consider adding an enforceable condition before any conversion request may be granted, such as: The designated property must be offered to other investors at deed-restricted values who will in turn guarantee that the property will remain in affordable housing units for a minimum of 15 years or longer time period. If at the end of that time, a conversion is requested, then the same conversion and stipulation processes must be followed. Should no investors or buyers step forward, then the stipulations suggested in Policy E-2 should be implemented to provide full restitution to the County and sharing in the market appreciation values.

Page 98—F. Special Needs.

Page 98—Program F-1 GROUP HOMES. This amendment has the potential to not only have significant traffic impacts on residential neighborhoods, but also to have equally disturbing potential for human health and safety impacts. We urge **deletion** of “...increasing the **by-right** occupancy” clause and maintaining the maximum number of residents at “six or fewer.”

Just as granting variances can have detrimental impacts on neighbors, so can any “**by right**” clause, especially with proposals that can severely impact neighbors and are modified in later years but retain the “by right” entitlement. As we’ve seen with other such broad policies, “by right” clauses bring controversy to neighbors due to unintended interpretations of ordinances.

To have six residents in any kind of health care, behavior modification, or senior convalescent care residential household is a huge undertaking. Turnover in staff is high; patients, especially the elderly, can be neglected. Possibly falling short of “elder abuse,” the incidents of senior care home violations is borderline rampant, if not already so, and Placer County has had its share of incidents. Yet, public agencies that govern and inspect these facilities claim they do not have the resources to monitor such homes on a regular basis—monthly or bi-monthly.

Increasing the number of residents in group homes to “*eight or fewer*,” from the current six or fewer, is unacceptable, unreasonable, and will create life-threatening conditions for seniors or others who have self-care/advocacy challenges. Increasing the by-right occupancy to eight may result in a lack of oversight or proper care of residents; lack of parking for visitors; neighborhood traffic impacts with family and professional visitors; inability to remove convalescent patients in event of emergency (fire, flood, etc.). Elder and patient abuse is more difficult to monitor when tucked away in a private residence in a quiet

neighborhood than it is in a larger “rest home” facility that employees larger numbers of round-the-clock professionals to care and/or watch over residents. When the one staff person on duty needs to leave the residential facility, incidents of “restraining” helpless patients to chairs or beds has occurred. Without County resources to properly monitor and regularly inspect, existing problems may continue with dire consequences.

If physical necessities and conveniences (lever door handles, adjustable showerheads, counter heights, etc.) are important enough for the County to adopt in the TGPUA, then it is equally important to consider adopting codes that will prevent abuse and neglect of those who must reside in Group Homes for a multitude of reasons and reduce their health and safety vulnerabilities. Other physical necessities to consider with group home facility design features (Policy F-2) include requiring exterior doors on rooms (most group homes have at least two residents per bedroom) for emergency entrances and exits, a minimum of one bathroom facility per two residents, adequate kitchen/food storage requirements, ceiling sprinklers for fire suppression, and a myriad of other safety precautions with regular inspections to ensure compliance.

The maximum number of any residents in GROUP housing developments and residential care facilities must be “six or fewer” for both environmental and health and safety issues.

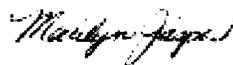
Page 104—Program J-2 INTER-DEPARTMENTAL COORDINATION. In order to ensure that “funding is judiciously managed,” please add to the last sentence in the paragraph these words “...and a minimum of an annual audit by an independent outside CPA.”

Page 131—Implementation Programs. This implementation mandate is too broad and may be erroneously applied to non-Placer County-grown products without proper monitoring: “*The County shall [bold added] assist in the development of a Placer County-grown agricultural product marketing program*” The addition of this statement creates a potential unfunded or underfunded mandate and should be either deleted or reworded. More appropriate wording would be, “*The County may assist....*”

Without funding and without additional monitoring resources to ensure a County-assisted product marketing program is encompassing commodities actually grown in Placer County, this implementation is subject to misuse (again, at taxpayer expense) and compromises such a program to the detriment of genuine Placer Grown commodities. We urge the County to delete this section until all details can be established as to (1) where and how funding will be generated, and (2) what extent the program will fund marketing of only commodities with Placer County ingredients or elements (e.g., if a product contains less than 30% or 50% Placer County-grown ingredients, does it qualify for County assistance in a marketing program? Or will the program assist only commodities that are 100% from Placer County? How will such conditions be monitored for compliance?).

Last, we urge the County to post any type of documents for public review “digestible byte-sized pieces.” The policy document is approximately 10 MB which for many home computers is impossible to download or save, especially in areas where dial up is used. It would have been much more reasonable to have broken it up into 1-2 MB sections. For the final staff report, we urge and would appreciate much smaller electronic bite-sized bytes.

Thank you for considering our views,



Marilyn Jasper, Chair