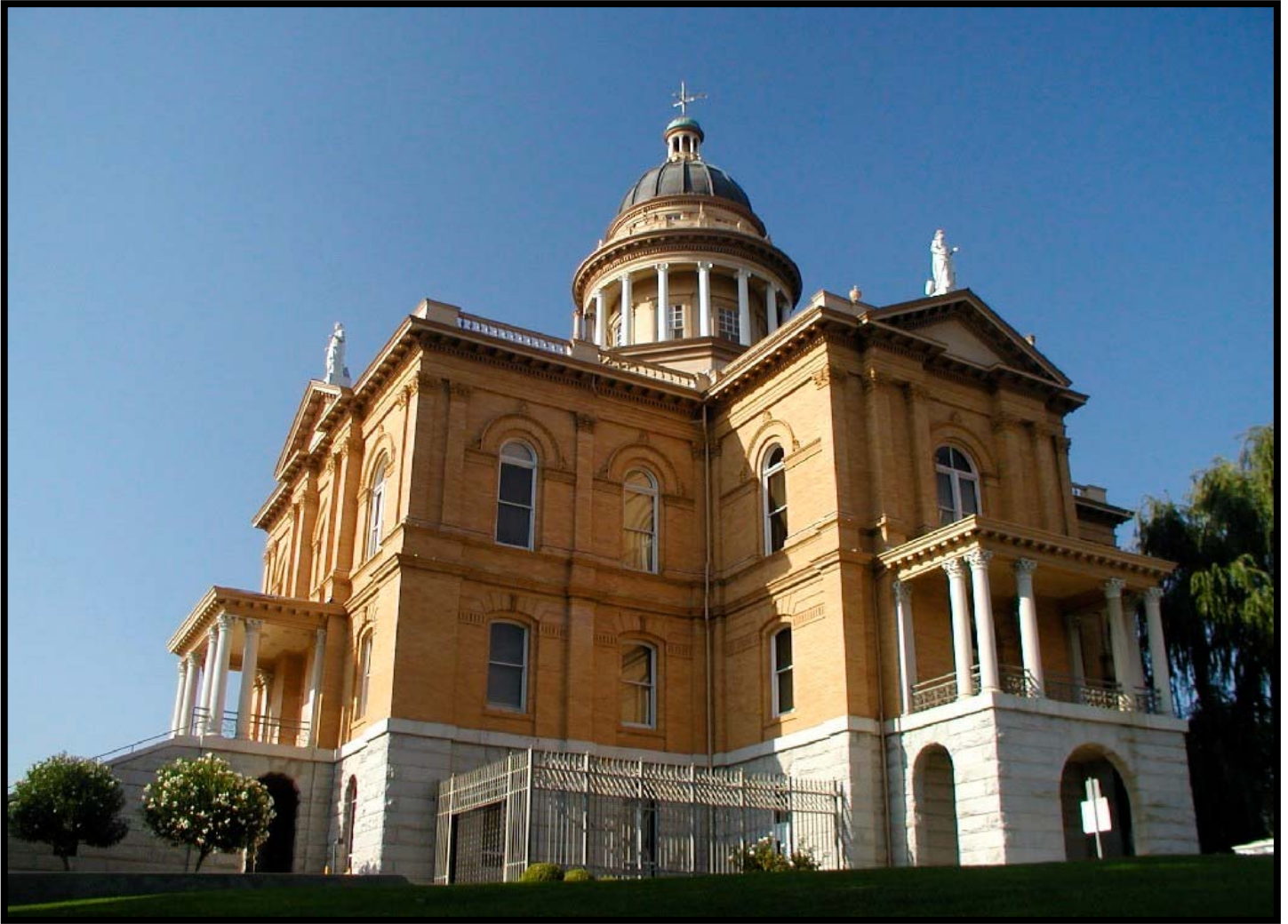

PLACER COUNTY GENERAL PLAN

August, 1994



**Placer County General Plan Update
Countywide General Plan Policy Document
August 16, 1994**



Placer County General Plan Update



Countywide General Plan POLICY DOCUMENT

Prepared by:

Placer County with Assistance from

Crawford Multari & Starr
DKS Associates
Psomas and Associates
Jones & Stokes Associates
Recht Hausrath & Associates
J. Laurence Mintier & Associates

Board of Supervisors

Phil Ozenick	District 1
Alex Ferreira.....	District 2, Chair
Ron Lichau	District 3
Kirk Uhler.....	District 4
Rex Bloomfield	District 5

Planning Commission

Al Saraceni	District 1
Frank Aguilar.....	District 2
Terry Cook.....	District 3
Doug Hoffman.....	District 4
Judy Creek	District 5
Robert Weygandt.....	Member at Large
Larry Sevison.....	Member at Large

County Staff

Don Lunsford.....	County Executive
Holly Heinzen.....	Executive Assistant, County Executive's Office
Fred Yeager	Planning Director, Overall project direction and coordination
Loren Clark.....	Senior Planner, Coordination of various components and staff work
Larry Clevenger.....	Cartographic Technician
Jack Warren	Director, Department of Public Works
Bob Costa	Senior Civil Engineer, DPW Land Development Engineering
Rick Dondro	Senior Civil Engineer, DPW Transportation Planning
John Krogsrud	Associate Civil Engineer, DPW Transportation Planning
Richard Swenson.....	Environmental Health Director
Lynn Johnson.....	Supervising Environmental Health Specialist
Michael J. Boyle.....	Assistant Director, Office of Emergency Services
Ed Jenkins	Chief Building Official
Ann Hobbs	Air Pollution Planner/Specialist, Air Pollution Control District
Steve Reader.....	Captain, Sheriff's Department
Will Dickinson.....	Solid Waste facilities Planner, Department of Public Works
Doris Parker-Coons	Chief Curator, Department of Museums
David Spaur & Ed Graves.....	Director, Office of Economic Development
Griffith Yamamoto.	Agricultural Commissioner/Sealer
John E. Ramirez.....	Parks Director, Department of Facility Services
Mary Dietrich	Property Manager, Department of Facility Services

Consultant Team

Crawford Multari & Starr.....	Land Use, Housing, and Urban Design
DKS Associates	Transportation
Jones & Stokes	Natural Resources, Recreation, and Safety
Psomas & Associates	Infrastructure
Recht Hausrath & Associates.....	Fiscal/Economic
J. Laurence Mintier & Associates	General Plan Coordinator

TABLE OF CONTENTS

INTRODUCTION	1
PURPOSE AND NATURE OF THE GENERAL PLAN	1
STRUCTURE AND ORGANIZATION OF THE GENERAL PLAN	2
COUNTYWIDE GENERAL PLAN UPDATE PROCESS	5
PART I: LAND USE/CIRCULATION DIAGRAMS AND STANDARDS	7
LAND USE DIAGRAM AND STANDARDS	7
LAND USE BUFFER ZONE STANDARDS	21
CIRCULATION PLAN DIAGRAM AND STANDARDS	27
PART II: GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS	35
SECTION 1: LAND USE	35
GENERAL LAND USE	35
RESIDENTIAL LAND USE	35
MIXED USE SPECIFIC PLAN AREA	36
COMMERCIAL LAND	36
INDUSTRIAL LAND USE	38
PUBLIC AND QUASI-PUBLIC FACILITIES, INFRASTRUCTURE	38
RECREATION LAND USE	39
AGRICULTURAL LAND USE	39
OPEN SPACE, HABITAT, AND WILDLIFE RESOURCES	40
MINERAL RESOURCES	40
VISUAL AND SCENIC RESOURCES	41
SCENIC ROUTES	42
JOBS-HOUSING BALANCE	43
ECONOMIC DEVELOPMENT	44
DEVELOPMENT FORM AND DESIGN	47
SECTION 2: HOUSING	49
INTRODUCTION	49
HOUSING ELEMENT REQUIREMENTS	49
FAIR SHARE ALLOCATION	50
SPECIAL NEEDS GROUPS	51
CURRENT EFFORTS	51
ADDITIONAL EFFORTS	51
ORGANIZATION OF THE HOUSING ELEMENT	51
HOUSING GOALS, POLICIES AND PROGRAMS	52
AFFORDABLE HOUSING SUPPLY	52
CONSERVATION/REHABILITATION	60
PRESERVATION OF AT-RISK UNITS	62
THE HOMELESS	64
ENERGY CONSERVATION	64
EQUAL OPPORTUNITY	65
SECTION 3: TRANSPORTATION AND CIRCULATION	69
STREETS AND HIGHWAYS	69
TRANSIT	73
TRANSPORTATION SYSTEMS MANAGEMENT (TSM)	76
NON-MOTORIZED TRANSPORTATION	77
GOODS MOVEMENT	78
AIR TRANSPORTATION	79

SECTION 4: PUBLIC FACILITIES AND SERVICES	80
GENERAL PUBLIC FACILITIES AND SERVICES.....	80
PUBLIC FACILITIES AND SERVICES FUNDING	81
WATER SUPPLY AND DELIVERY	83
SEWAGE COLLECTION, TREATMENT, AND DISPOSAL.....	85
STORMWATER DRAINAGE	86
FLOOD PROTECTION.....	88
LANDFILLS, TRANSFER STATIONS, AND SOLID WASTE RECYCLING	90
LAW ENFORCEMENT	92
FIRE PROTECTION SERVICES.....	92
SCHOOLS.....	93
SECTION 5: RECREATIONAL AND CULTURAL RESOURCES	96
PUBLIC RECREATION AND PARKS	96
PRIVATE RECREATIONAL FACILITIES AND OPPORTUNITIES	99
RECREATIONAL TRAILS	100
CULTURAL RESOURCES.....	101
SECTION 6: NATURAL RESOURCES.....	104
WATER RESOURCES.....	104
WETLAND AND RIPARIAN AREAS.....	108
FISH AND WILDLIFE HABITAT	110
VEGETATION	114
OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES.....	115
AIR QUALITY - GENERAL	116
AIR QUALITY - TRANSPORTATION/CIRCULATION	121
SECTION 7: AGRICULTURAL AND FORESTRY RESOURCES.....	121
AGRICULTURAL LAND USE	121
LAND USE CONFLICTS.....	123
ECONOMIC VIABILITY OF AGRICULTURE	123
AGRICULTURAL WATER.....	124
FOREST RESOURCES	125
SECTION 8: HEALTH AND SAFETY.....	127
SEISMIC AND GEOLOGICAL HAZARDS	127
FLOOD HAZARDS.....	128
FIRE HAZARDS	129
AIRPORT HAZARDS.....	131
EMERGENCY MANAGEMENT	132
PUBLIC SAFETY AND EMERGENCY MANAGEMENT FACILITIES	133
HAZARDOUS MATERIALS	134
AVALANCHE HAZARDS	135
PUBLIC HEALTH.....	136
SECTION 9: NOISE	137
SECTION 10: ADMINISTRATION AND IMPLEMENTATION	144
PART III: GENERAL STANDARDS FOR THE CONSIDERATION OF FUTURE AMENDMENTS	
TO THE GENERAL PLAN	146
APPENDIX A: HOLDING CAPACITY OF THE GENERAL PLAN.....	149
APPENDIX B: POLICY DOCUMENT GLOSSARY.....	150
APPENDIX C: DEVELOPMENT STANDARDS FOR BICKFORD RANCH SPECIFIC PLAN AREA	155

LIST OF FIGURES

	Located after Page
Figure 1	Community Plan Areas 4
Figure 1-1	Generalized Land Use Diagram 8
	Located on Page
Figure 1-2	Agriculture/Timberland Buffer-Residential Planned Development with Open Space.....23
Figure 1-3	Agriculture/Timberland Urban/Suburban Residential with Rural Residential.....23
Figure 1-4	Industrial Buffer.....24
Figure 1-5	Sensitive Habitat Buffer.....24
Figure 1-6	Public Facility Buffer.....25
	Located after Page
Figure 1-7	Designated Transit Corridors34
Figure III-1	Future Study Area 148

INTRODUCTION

PURPOSE AND NATURE OF THE GENERAL PLAN

A general plan is a legal document, required by state law, that serves as a community's "constitution" for land use and development. The plan must be a comprehensive, long-term document, detailing proposals for the "physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (Government Code '65300 et seq.). Time horizons vary, but the typical general plan looks 10 to 20 years into the future.

The law specifically requires that the general plan address seven topics or "elements." These are land use, circulation (transportation), housing, conservation, open space, noise, and safety. The plan must analyze issues of importance to the community, set forth policies in text and diagrams for conservation and development, and outline specific programs for implementing these policies.

Preparing the general plan can be viewed as an activity that sharpens and focuses the many concerns of citizens within the community and provides a framework for forging these often conflicting concerns into a common vision of the future. By focusing attention on the issues facing the community and placing them in an expanded time frame, the general plan helps citizens to see their community as a complex and evolving system--a living entity that grows and responds to problems and opportunities--and it helps to guide the community along an agreed-upon course.

More specifically, preparing, adopting, and maintaining a general plan serves the following purposes:

- To expand the capacity of local government to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the community;
- To define the community's environmental, social, and economic goals;
- To record the local government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;
- To provide citizens with information about their community and with opportunities to participate in setting goals and determining policies and standards for the community's development;
- To foster the coordination of community development and environmental protection activities among local, regional, state, and federal agencies; and;
- To guide and coordinate the many actions and day-to-day decisions for local government that are necessary to developing and protecting the community.
- To provide local decision makers and the community with a forum for resolving conflicts among competing interests and values.

While the general plan sets out policies and identifies ways to put these policies into action, the actual implementation of the plan is a complex and lengthy process in its own right. As with piecing together a puzzle, local officials must take many separate, but interconnected actions according to the direction set out in the general plan. These various actions rest on two essential powers of local government: corporate and police powers. Using their "corporate power," local governments collect money through bonds, fees, assessments, and taxes, and spend it to provide services and facilities such as police and fire protection, streets, water systems, sewage disposal facilities, drainage facilities, and parks. Using their "police power," local governments regulate citizens' use of their property through zoning, subdivision, and building

regulations in order "to promote the health, safety, and welfare of the public." The general plan provides the framework for the exercise of these powers by local officials. By virtue of state law and case law, all zoning, subdivision approvals, and public works projects must be consistent with the general plan.

STRUCTURE AND ORGANIZATION OF THE GENERAL PLAN

The Placer County General Plan consists of two type of documents: this Countywide General Plan and a set of more detailed community plans covering specific areas of the unincorporated county.

The Countywide General Plan provides an overall framework for development of the county and protection of its natural and cultural resources. The goals and policies contained in the Countywide General Plan are applicable throughout the county, except to the extent that County authority is preempted by cities within their corporate limits.

Community plans, adopted in the same manner as the Countywide General Plan, provide a more detailed focus on specific geographic areas within the unincorporated county. The goals and policies contained in the community plans supplement and elaborate upon, but do not supersede, the goals and policies of the Countywide General Plan.

For each part of the unincorporated county, there is only one applicable land use diagram and circulation plan diagram. Unincorporated territory not covered by an adopted community plan is subject to the specifications of the Land Use Diagram and Circulation Plan Diagram contained in this Countywide General Plan. Unincorporated territory covered by a community plan is subject to the specifications of the land use and circulation plan diagram contained in the applicable community plan. Territory within incorporated city limits is, of course, subject to land use and circulation plan diagrams of the applicable city general plan.

The Countywide General Plan consists of two documents: the General Plan Background Report and the General Plan Policy Document. The Background Report inventories and analyzes existing conditions and trends in Placer County. It provides the formal supporting documentation for general plan policy, addressing 11 subject areas: land use; housing; population; economic conditions and fiscal considerations; transportation and circulation; public facilities; public services; recreational and cultural resources; natural resources; safety; and noise.

This General Plan Policy Document includes the goals, policies, standards, implementation programs, quantified objectives, the Land Use Diagram, and the Circulation Plan Diagram that constitute Placer County's formal policies for land use, development, and environmental quality. The following definitions describe the nature of the statements of goals, policies, standards, implementation programs, and quantified objectives as they are used in this Countywide General Plan Policy Document:

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: A specific statement in text or diagram guiding action and implying clear commitment.

Standard: A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

Implementation Program: An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Quantified Objective (Housing only): The number of housing units that the County expects to be constructed and the number of households the County expects will be assisted through Housing Element programs and based on general market conditions during the time frame of the Housing Element.

The General Plan Policy Document is divided into two main parts. Part I describes the Countywide Land Use Diagram and allowable uses and standards for each of the designations appearing on the diagram. Part I then describes standards for land use buffer zones. Finally, Part I describes the Countywide Land Use Diagram, standards for the roadway classification system on the diagram, and standards for transit corridors.

Part II contains explicit statements of goals, policies, standards, implementation programs, and quantified objectives. Part II is divided into the following ten sections, which roughly correspond to the organization of issues addressed in the General Plan Background Report. These are as follows:

1. Land Use
2. Housing (adopted separately June 22, 1992)
3. Transportation and Circulation
4. Public Facilities and Services
5. Recreational and Cultural Resources
6. Natural Resources
7. Agricultural and Forestry Resources
8. Health and Safety
9. Noise
10. Administration and Implementation.

Each section includes several goal statements relating to different sub-issues or different aspects of the issue addressed in the section. For each goal statement there are several policies which amplify the goal statement and a set of related implementation programs describing briefly the proposed action, the agencies or departments with primary responsibility for carrying out the program, the time frame for accomplishing the program, and the funding source. The housing section also includes statements of quantified housing objectives, required by state law as part of the housing element.

As noted above, the County adopted its Housing Element in June 1992 in order to comply with unique statutory requirements for the preparation and adoption of housing elements.

Part III of the Policy Document consists of general standards for the consideration of future amendments to the General Plan.

Finally, the Policy Document includes four appendices. Appendix A summarizes the holding capacity of the General Plan, Appendix B consists of a glossary of terms used in the General Plan Policy Document, Appendix C describes the development standards for the Bickford Ranch Specific Plan Area and Appendix D contains the Resolution of Adoption.

In addition to the General Plan Background Report and General Plan Policy Document, an Environmental Impact Report (EIR) analyzing the impacts and implications of the Countywide General Plan has been prepared. The EIR, prepared to meet the requirements of the California Environmental Quality Act, is not a formal part of the General Plan.

Community Plans

Over the years, Placer County has adopted numerous community plans to provide a more detailed focus on

specific geographic areas within the unincorporated county. These plans are periodically reviewed and updated. Although formats vary, the community plans, like the Countywide General Plan, include goals, policies, implementation programs, land use and circulation plan diagrams, and supporting background material. The community plans generally address the same topics or issues addressed in the Countywide General Plan. In some cases, however, a community plan addresses local issues not discussed in the Countywide General Plan, and in other cases a community plan covers a narrower range of discussion than does the Countywide General Plan.

The goals and policies contained in the community plans are intended to supplement and elaborate upon the goals and policies of the Countywide General Plan; they do not supersede them. In the case of the Land Use Diagram, there is no overlap--a community plan land use diagram is the only applicable diagram within a community plan area.

The areas covered by community plans adopted as part of the Placer County General Plan are shown in Figure 1. These plans include the following:

Alpine Meadows (Bear Valley)
Auburn/Bowman
Colfax
Dry Creek/West Placer
Foresthill
Granite Bay
Horseshoe Bar/Penryn
Lake Tahoe
Martis Valley
Meadow Vista
North Tahoe
Ophir
Sheridan
Squaw Valley
Sunset
Tahoe City
Ward Valley
Weimar/Applegate/Clipper Gap

[illegible]

FIGURE 1
COMMUNITY PLAN
AREAS

Prepared by:
Harris County
Planning Dept.
Cartographic Div.

COUNTYWIDE GENERAL PLAN UPDATE PROCESS

Placer County initiated a comprehensive update of its Countywide General Plan in November 1990. The update program was structured according to the following ten phases:

Phase 1 and 2: General Plan Update Startup	Phase 7: Draft Environmental Impact Report
Phase 3: Update Initiation and Framework	Phase 8: Public Review of Draft General Plan/EIR
Phase 4: Draft General Plan Background Report	Phase 9: Final General Plan/EIR
Phase 5: Issues and Options Report	Phase 10: Final Documents
Phase 6: Draft General Plan Policy Document	

The following paragraphs describe the activities undertaken and meetings conducted during each of these phases.

Phases 1, 2 and 3: General Plan Update Startup and Update Initiation Framework

Phases 1 and 2, which ran from November 1990 through October 1991, involved three tasks. The first was to solicit initial direction from the Board of Supervisors and Planning Commission regarding the scope, content, format, and process to be followed during the General Plan update process. The second task was to establish a draft general plan outline and a work program and schedule. The third task was to select technical consultants to assist the County in preparing the updated general plan. For assistance with these tasks, the County retained J. Laurence Mintier & Associates to act as the General Plan Coordinator.

During Phase 3, the County worked with the Consultant Team to establish a program foundation for preparation of the General Plan. This included a series of meetings among the consultants to coordinate their respective efforts and the preparation of base maps for the project. Most importantly, however, during Phase 3 the County conducted a series of four townhall meetings to explain the update process, describe opportunities for public participation, and solicit early input from the public regarding issues to be addressed in the General Plan.

Phase 4: Draft General Plan Background Report

Phase 4 focused on the preparation of the first major report published as part of the Update program: the Draft General Plan Background Report. This report, which was released for public review in October 1992, provided background information on all issues to be addressed in the General Plan, focusing particularly on existing conditions and trends in Placer County. It also served as the environmental setting discussion for the Draft Environmental Impact Report.

Phase 5: Issues and Options Report

During Phase 5 of the Update program, the County worked with the Consultants to prepare the Issues and Options Report. The purpose of the report was to solicit policy direction from the Board of Supervisors on key issues to be addressed in the General Plan Update. This direction provided the framework for the development of the goals, policies, implementation programs, and land use and circulation plans contained in the Draft General Plan Policy Document. In preparing the Issues and Options Report, County Staff and Consultants identified the most critical policy issues to be addressed in the General Plan Update based on the findings of the Draft General Plan Background Report and other work undertaken in conjunction with the Update, including the series of townhall meetings conducted during Phase 3 in November 1991. Staff and Consultants then identified two or more options for addressing these critical issues and analyzed the options for their potential implications.

The issues discussed in the Issues and Options Report were of two types. First, to address specific growth and environmental issues, the report discussed and posed options for several sets of policy/programmatic issues under the following headings: Land Use and Housing; Transportation and Circulation; Natural

Resources; Infrastructure; and Fiscal and Financial Issues. The second part of the Issues and Options Report addressed conceptual land use alternatives representing broadly-defined choices for the overall pattern of future growth in Placer County.

The Issues and Options Report was presented to the public in a series of six townhall meetings in January and February 1993 and was the subject of seven public meetings of the Board of Supervisors between February and July 1993. The result of these meetings was a set of directions to County Staff and Consultants regarding the issues addressed in the Issues and Options Report. These directions provided the overall framework for the goals, policies, implementation programs, and land use and circulation plan diagrams contained in the Draft Policy Document.

Phase 6 and 7: Draft General Plan Policy Document and Draft Environmental Impact Report (EIR)

During Phases 6 and 7, County Staff and Consultants prepared the Draft General Plan Policy Document and Draft EIR following the direction provided by the Board of Supervisors in Phase 5. The Draft Policy Document and EIR were published on October 1, 1993.

Phase 8: Public Review of Draft General Plan

Phase 8 was arguably the most critical phase of the entire General Plan Update Program. During that phase, the County conducted four townhall meetings (in October 1993) to review the Draft Policy Document and Draft EIR. More importantly, both the Planning Commission and the Board of Supervisors conducted public hearings to review the reports and accept public comments on them.

Between October 1993 and February 1994, the Planning Commission conducted nine meetings to review the draft reports, seven of which included formal opportunities for public input. These meetings were held on the following dates: October 14, 28, and 29, 1993; November 11 and 18, 1993; January 13 and 19, 1994; and February 2, 1994. The result of these meetings was a set of recommendations to the Board of Supervisors regarding the full range of issues discussed in the Draft Policy Document.

Based on the Planning Commission's recommendations, County staff and consultants prepared another version of the Draft Policy Document for review by the Board of Supervisors. This version, which showed the Commission's recommended revisions in highlight/strikeout form, was published on February 18, 1994. The Board of Supervisors then held public hearings on March 22, 1994 and April 5, 1994. At the latter meeting, the Board accepted the Commission's recommendations and provided County staff and consultants with several other important directions. The Board then held additional hearings on May 3, 1994; June 7, 1994; and June 21, 1994 at which it elaborated on its earlier directions and approved various modifications to the Draft Plan.

Phase 9: Final General Plan/EIR

During Phase 9, County staff and consultants revised the Policy Document according to the Board of Supervisor's directions from Phase 8. The consultants then revised the Draft EIR to reflect changes made to the Draft Policy Document and to respond to comments received during the course of public review. In addition, County staff worked with the consultants to revise the Draft Background Report.

The Board conducted its final hearing on August 16, 1994. At the meeting, the Board adopted the new Countywide General Plan, including the Policy Document and Background Report, and certified the Final EIR.

Phase 10: Final Documents

Phase 10 consisted simply of publishing all final documents (Background Report, Policy Document, and EIR) and printing them for public distribution.

PART I

LAND USE/CIRCULATION DIAGRAMS AND STANDARDS

Part I first describes the Countywide General Plan Land Use Diagram and, the allowable uses and standards for each of the designations appearing on the diagram. Part I then describes standards for land use buffer zones. Finally, Part I describes the Countywide General Plan Circulation Plan Diagram, the standards for the roadway classification system appearing on the diagram, and standards for transit corridors.

LAND USE DIAGRAM AND STANDARDS

LAND USE DIAGRAM

The Land Use Diagram for the Countywide General Plan depicts the proposed general uses of land in the unincorporated areas of Placer County. This pattern of land uses is shown on the diagram by means of various land use designations, each of which denotes specific types of land use, such as residential, commercial, industrial, and agricultural uses. The boundary lines between land use designations are shown as precisely as possible; however, the mapping scale of the Land Use Diagram generally does not permit showing individual property lines except where they may coincide with roads or section lines. The County's zoning maps (Chapter 30 of the Placer County Code) implement the General Plan land use designations by ordinance at a much more detailed, parcel-specific level.

The pattern of land uses proposed in this General Plan is shown in two forms because of the large land area of Placer County and the wide variety of land uses provided for in the Plan. Figure I-1 shows the Generalized Land Use Pattern proposed for Placer County according to the following five broad land use categories: 1) Agriculture; 2) Timberland; 3) Resource Protection, Greenbelt, Open Space, and Recreation; 4) Rural Residential; and 5) Urban. The Generalized Land Use Pattern map is intended to provide readers of the General Plan with a simple, composite overview of how the Placer County General Plan (Countywide and community plans) and the general plans of the county's incorporated cities allocate land uses. The generalized land use designations listed above are, therefore, shown on Figure I-1 for both unincorporated and incorporated areas. An explanation of how the land use categories used in the Generalized Land Use Pattern map relate to the land use designations used in the Countywide General Plan Land Use Diagram can be found later in Part I.

The Land Use Diagram itself consists of four large map sheets accompanying this Policy Document, which together cover the entire county. The Land Use Diagram functions as official County policy on the allocation and distribution of different land uses in the unincorporated areas. The Land Use Diagram shows the locations of the cities in Placer County (but not land use designations within them) and the areas covered by community plans. Land use designations for areas within community plans are depicted on the land use diagrams of each community plan. Readers of the General Plan must consult the respective community plan land use diagrams for official County policy concerning proposed land uses within community plan areas.

LAND USE DESIGNATIONS

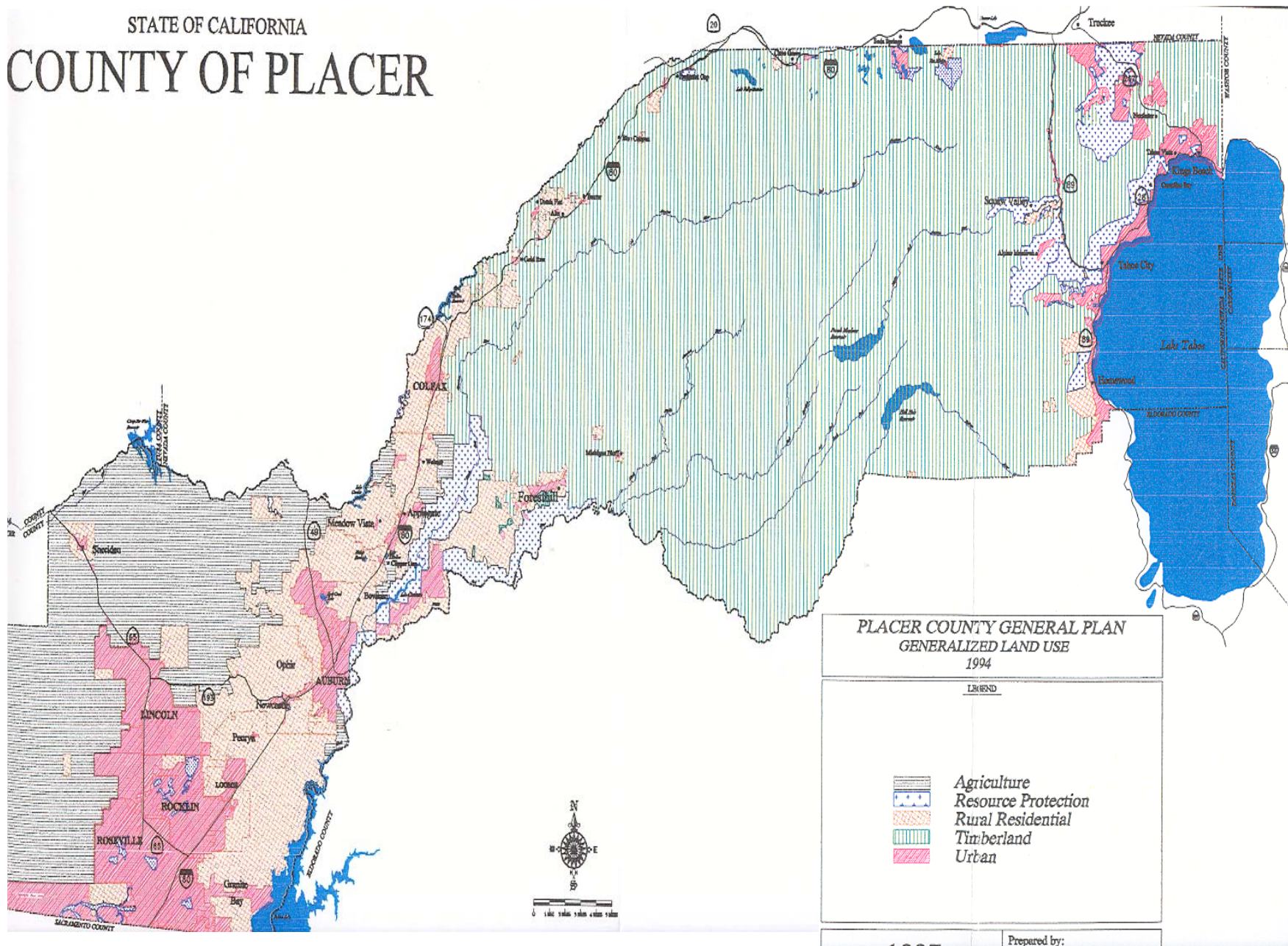
The Land Use Diagram of this Countywide General Plan uses 13 residential, commercial, industrial, agricultural, and other land use designations to depict the types of land uses that will be allowed in the different geographic areas of the unincorporated county.

These land use designations have a direct relationship to both the broad land use categories shown on the Generalized Land Use Pattern map, and to the more detailed land use designations used in the community plans. Each category on the Generalized Land Use Pattern map encompasses one or more land use

designations shown on the Land Use Diagram, which in turn encompasses and include one or more of the land use designations used on the community plan land use diagrams. This correspondence between the land use designations in the Generalized Land Use Pattern (Figure I-1), the Land Use Diagram, and the existing community plans is shown in Table I-1.

To promote consistency between the land use designations of the community plans and those of the Countywide General Plan, this Policy Document proposes a uniform set of land use designations to be used in future updates of community plans. The proposed community plan land use designations (also shown in Table I-1) cover the same types of land use as the existing community plan designations, but consolidate some of the land use types to simplify and reduce the overall number of designations.

STATE OF CALIFORNIA COUNTY OF PLACER



STATE OF CALIFORNIA
COUNTY OF PLACER

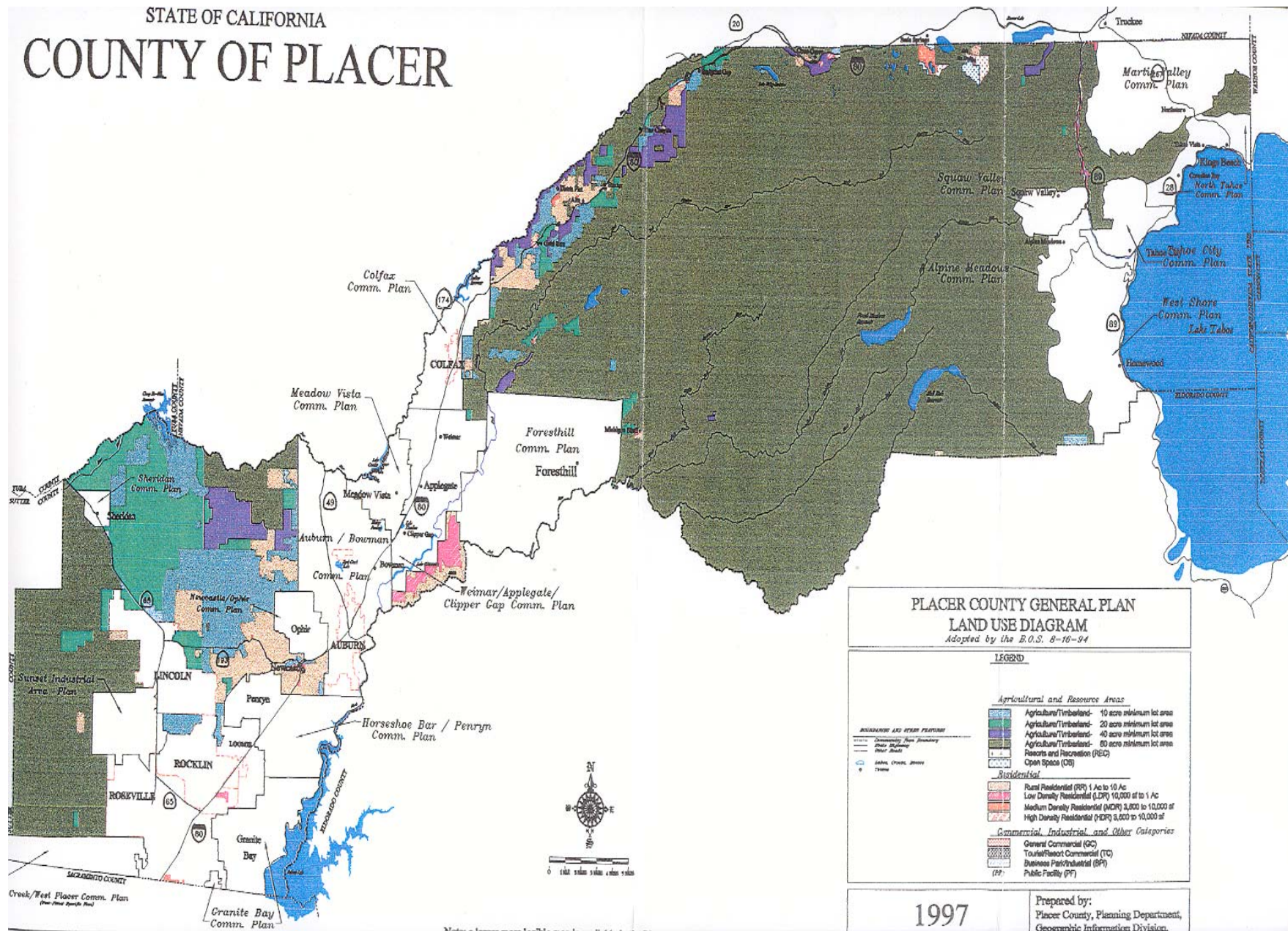


TABLE I-1

**RELATIONSHIP BETWEEN GENERAL AND COMMUNITY PLAN
LAND USE DESIGNATIONS**

Generalized Land Use Designations	County General Plan Land Use Designations	Proposed Community Plan Land Use Designations	Existing General & Community Plan Land Use Designations
Agriculture	Agriculture (10, 20, 40, 80-160 ac min.)	Agriculture	Agriculture Agricultural - Planning Reserve
Timberland	Timberland (10, 20,40,80-640 ac. min.)	Timberland	Timber Croplands
Resource Protection, Greenbelt, Open Space, and Recreation	Greenbelt & Open Space	Greenbelt & Open Space Open Space Riparian/Drainage Areas Ski Area	Conservation Preserve Forest Forest Areas and Open Space Forest Reserve and Greenbelt Forestry Greenbelt and Open Space Meadows Open Space Riparian/Drainage Areas Scenic Areas Scenic Highway
	Resorts and Recreation	Park Recreation Ski Area	Forest Recreation Golf Course Launching Areas Marinas Parks and Recreation Recreation Recreation and Campground Recreation and Open Space Recreational Areas & Campground Ski Areas Summer Encampment
	Water	Water	Lake Water Water Influence Water Influence/Private Ownership

TABLE I-1 (continued)

**RELATIONSHIP BETWEEN GENERAL AND COMMUNITY PLAN
LAND USE DESIGNATIONS**

Generalized Land Use Designations	County General Plan Land Use Designations	Proposed Community Plan Land Use Designations	Existing Community Plan Land Use Designations
Rural Residential	Rural Residential	Forest Residential Rural Estate Rural Residential	Estate Density Forest Residential Rural Density Rural Estate Rural Estates Rural Low Density Residential Rural Low Residential Rural Residential Seasonal Recreational Residential Valley Residential
Urban	Low Density Residential	Low Density Residential	Low Density Low Density Residential Low Medium Density Residential Urban Low Density
	Medium Density Residential	Medium Density Residential	Medium Density Medium Density Residential Urban Medium Density
	High Density Residential	High Density Residential	High Density High Density Residential Urban High Density

TABLE I-1 (continued)

**RELATIONSHIP BETWEEN GENERAL AND COMMUNITY PLAN
LAND USE DESIGNATIONS**

Generalized Land Use Designations	County General Plan Land Use Designations	Proposed Community Plan Land Use Designations	Existing Community Plan Land Use Designations
Urban	General Commercial	General Commercial Heavy Commercial Neighborhood Commercial Professional Office	Business and Professional Civic Center Commercial Commercial Retail Commercial Services Community Commercial General Commercial Generalized Commercial Heavy Commercial Neighborhood Commercial Professional Professional Office Village Commercial
	Tourist/Resort Commercial	Tourist/Resort Commercial	Alpine Commercial Entrance Commercial Highway Service Motel-Hotel Ski-Base Commercial
	Business Park/Industrial	Business Park Industrial	Heavy Industrial Industrial Industrial Planned Development Industrial Reserve Light Industrial

TABLE I-1 (continued)

**RELATIONSHIP BETWEEN GENERAL AND COMMUNITY PLAN
LAND USE DESIGNATIONS**

Proposed Generalized Land Use Designations	Proposed County General Plan Land Use Designations	Proposed Community Plan Land Use Designations	Existing Community Plan Land Use Designations
Urban	Public Facility	Public Facility Public or Quasi-Public	Elementary School High School Junior High School Public Public Facility Public Service Public Services Public and Semi-Public Uses Public or Quasi-Public Schools

The following paragraphs describe each land use designation used on the Land Use Diagram in terms of typical uses and how the designation is applied.

Agriculture (AG) (10, 20, 40, 80-160 acre minimum)

This designation identifies land for the production of food and fiber, including areas of prime agricultural soils, and other productive and potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses, or where potential conflicts can be mitigated. Typical land uses allowed include: crop production, orchards and vineyards, grazing, pasture and rangeland, hobby farms; other resource extraction activities; facilities that directly support agricultural operations, such as agricultural products processing; and necessary public utility and safety facilities. Allowable residential development in areas designated Agriculture includes one principal dwelling and one secondary dwelling per lot, caretaker/employee housing, and farmworker housing.

Timberland (T) (10, 20, 40, 80-640 acre minimum)

This designation is applied to mountainous areas of the county where the primary land uses relate to the growing and harvesting of timber and other forest products, together with limited, low-intensity public and commercial recreational uses. Typical land uses allowed include: all commercial timber production operations and facilities; agricultural operations where soil and slope conditions permit; mineral and other resource extraction operations; recreation uses such as incidental camping, private, institutional and commercial campgrounds (but not recreational vehicle parks); and necessary public utility and safety facilities. Allowable residential development in areas designated Timberland includes one principal dwelling and one secondary dwelling per lot and caretaker/employee housing.

Greenbelt and Open Space (OS)

This designation is intended to identify and protect important open space lands within Placer County, including: national forest, Bureau of Land Management lands or other public lands specifically reserved or proposed for watershed preservation, outdoor recreation, wilderness or wildlife/environmental preserves; sites or portions of sites with natural features such as unique topography, vegetation, habitat, or stream courses; areas providing buffers between different, potentially incompatible types of land use such as intensive agricultural operations and residential uses, hazardous areas and/or land uses and areas with concentrations of population, and residential areas and important community facilities that may be viewed as nuisances by residents, such as the Western Regional Sanitary Landfill; and areas intended to preserve community identity by providing separation between communities. Typical land uses allowed within Greenbelt and Open Space areas are limited to low-intensity agricultural and public recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and necessary public utility and safety facilities.

Resorts and Recreation (REC)

This designation is applied to mountain, water-oriented, and other areas of existing and potential public and commercial recreational use, where such use can occur without conflict with surrounding rural and/or agricultural uses. Typical land uses allowed include: parks, camping facilities, ski and other resort facilities including residential, transient lodging, and commercial uses in support of such facilities, necessary public utility and safety facilities, and similar and compatible uses.

Water (W)

This designation identifies significant lakes, reservoirs, and other bodies of water; and when this designation is located adjacent to the Resorts and Recreation or commercial designations, areas suitable for the development and operation of water-oriented, public and private recreational and commercial uses and facilities. Typical land uses allowed include: parks and necessary public utility and safety facilities; and launching areas, marinas, and supporting commercial uses when the Water designation is applied adjacent to the Resorts and Recreation or commercial designations.

Rural Residential (RR)

This designation is applied to areas generally located away from cities and unincorporated community centers, in hilly, mountainous, and/or forested terrain and as a buffer zone where dispersed residential development on larger parcels would be appropriate, and compatible with smaller-scale farming and ranching operations. Typical uses allowed include: detached single-family dwellings and secondary dwellings; agricultural uses such as crop production and grazing, equestrian facilities, and limited agricultural support businesses such as roadside stands, farm equipment and supplies sales; resource extraction uses; various facilities and services that support residential neighborhoods, such as churches, schools, libraries, child care and medical facilities; and parks and necessary public utility and safety facilities.

Low Density Residential (LDR)

This designation is applied to urban or urbanizing areas suitable for single-family residential neighborhoods, with individual homes on lots ranging in area from 10,000 square feet to one acre. Typical land uses allowed include: detached single-family dwellings, secondary dwellings, and residential accessory uses; churches, schools, parks, golf courses, child care facilities; and necessary public utility and safety facilities.

Medium Density Residential (MDR)

This designation is applied within urban areas to single-family residential neighborhoods where some lower-density multi-family housing may also be appropriate. Typical land uses allowed include: detached and attached single-family dwellings, secondary dwellings, smaller-scale multi-family dwellings (e.g., duplexes, triplexes and fourplexes), and residential accessory uses; churches, schools, parks, golf courses, child care facilities; and necessary public utility and safety facilities.

High Density Residential (HDR)

This designation provides for residential neighborhoods of grouped or clustered single-family dwellings, duplexes, apartments, and other multiple-family attached dwellings such as condominiums. This designation is applied within urban areas where residential development will be near transportation corridors, downtowns, village centers, other major commercial centers, schools and community services. Typical land uses allowed include: detached and attached single-family dwellings, secondary dwellings, all types of multi-family dwellings (e.g., duplexes, apartments, senior housing projects, etc.), and residential accessory uses; churches, schools, parks, golf courses, child care facilities; and necessary public utility and safety facilities.

General Commercial (GC)

This designation identifies a variety of urban commercial areas including shopping districts, service commercial areas, office areas, and neighborhood-serving commercial centers. This designation is applied within urban areas where the commercial development will be near major transportation corridors, and within downtowns, village centers, or other major commercial areas or centers. Typical land uses allowed include: all types of retail stores, restaurants, and shopping centers (limited in extent where necessary to maintain compatibility with adjoining land uses, such as in a neighborhood commercial center), offices, service commercial uses, recreation, education, and public assembly uses, medical services, child care facilities, necessary public utility and safety facilities, and similar and compatible uses. Developments including multi-family dwellings as the primary land use or as part of a mixed-use project may also be allowed where appropriate.

Tourist/Resort Commercial (TC)

This designation provides for specialized commercial uses serving tourism and the travelling public. This designation is applied along major transportation corridors and at major recreational destinations such as ski areas and other types of resorts. Typical land uses allowed include: overnight lodging facilities of all types, retail services, food services, motorist and vehicle services, medical facilities, parks, churches, libraries and museums, necessary public utility and safety facilities, and similar and compatible uses.

Business Park/Industrial (BPI)

This designation provides for all types of manufacturing, assembly, storage and distribution, and research and development activities in settings ranging from campus-like business or industrial parks to heavy industrial areas. The specific types of allowable industrial activity will be determined by the appropriate community plan, specific plan, or zoning. This designation is applied to areas with good access to major truck transportation routes and rail lines, located near concentrated residential areas so that employee commute times and distances are minimized. Typical land uses allowed include: all types of manufacturing and processing uses (limited where necessary to ensure compatibility between adjoining land uses), business support services, retail and service commercial uses necessary to support manufacturing and processing activities and their employees, necessary public utility and safety facilities, and similar and compatible uses. The only residential use allowed in this designation is caretaker/employee housing.

Public Facility (PF)

This designation is applied to government-owned facilities and quasi-public facilities in a variety of rural and urban settings. The designation is applied to areas with existing public or quasi-public facilities and land uses, or to publicly-owned lands intended for development with public facilities. Typical land uses allowed include: government offices, service centers and other institutional facilities, schools, cemeteries, solid waste facilities, necessary public utility and safety facilities, landfills and other solid waste facilities, and similar and compatible uses. The only residential use allowed in this designation is caretaker/employee housing.

LAND USE INTENSITY STANDARDS

In addition to characterizing land use designations according to types of allowable uses, the General Plan must, according to state law, specify for each land use designation standards of population density and building intensity.

Standards of building intensity for residential uses are stated in this General Plan in terms of 1) the maximum number of dwelling units per net acre, 2) the allowable range of dwelling units per net acre, or 3) the number of principal dwelling units allowed per legal lot. Standards of population density for residential

uses can be derived by multiplying the maximum number of dwellings per net acre by the average number of persons per dwelling unit, which for purposes of this General Plan is assumed to be 2.50.

Standards of building intensity for non-residential uses are stated in terms of maximum allowable floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and FAR of 0.25 would allow 2,500 square feet. The diagram below illustrates how buildings of one, two, and four stories could be developed on a given lot with an FAR of 1.00.

**Various Building Configurations
Representing a Floor Area Ratio of 1.00
on the Same Lot**

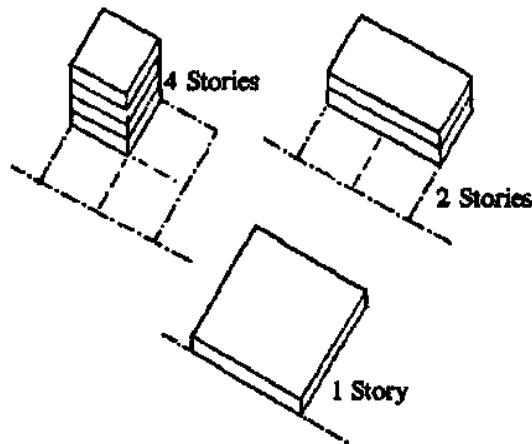


Table I-2 specifies for
designation the standards

the allowable range, or maximum number, of dwelling units per net acre, and the maximum allowable floor-area-ratio for non-residential uses.

each land use
for minimum lot size,

TABLE I-2
DEVELOPMENT STANDARDS
by Land Use Designation

Land Use Designation	DEVELOPMENT STANDARDS		
	Minimum Lot Area	Range/Maximum DUs per Net Acre	Maximum Nonresidential FAR
Agriculture (AG)	10 acres	**	0.30
	20 acres	**	0.30
	40 acres	**	0.30
	80 to 160 acres*	**	0.30
Timberland (T)	10 acres	**	0.06
	20 acres	**	0.06
	40 acres	**	0.06
	80 to 640 acres*	0	0.06
Greenbelt and Open Space (OS)	5 to 160 acres*	**	0.02
Resorts and Recreation (REC)	1 to 160 acres*	**	0.30
Water (W)	n/a	0	0.20
Rural Residential (RR)	1 to 10 acres*	**	0.30
Low Density Residential (LDR)	10,000 sq.ft to 1 acre*	1-5 du	0.30
Medium Density Residential (MDR)	3,500 to 10,000 sq. ft.*	5-10 du	0.70
High Density Residential (HDR)	3,500 to 10,000 sq. ft.*	10-21 du	1.05
General Commercial (GC)	5,000 sq. ft.	21 du	2.00
Tourist/Resort Commercial (TC)	6,000 to 20,000 sq. ft.*	11-21 du	0.80
Business Park/Industrial (I)	10,000 sq. ft. to 5 acres*	0	1.80
Public Facility (PF)	n/a	0	n/a

*Minimum lot size within range determined by zoning

**Only one principal dwelling allowed per lot

IMPLEMENTATION OF LAND USE DESIGNATIONS

The land use designations used in this General Plan are intended to generally portray overall land use patterns throughout the unincorporated areas of the county rather than precisely define the specific land uses appropriate on each parcel of land. The land use policies and standards of the General Plan are implemented on a day-to-day basis through zoning, which imposes specific development standards on any proposed land use. Table I-3 shows the various zone districts of the Placer County Zoning Ordinance that can be used to consistently implement each land use designation used in the Placer County General Plan. In addition to these basic zone districts, a variety of combining zones described in the Zoning Ordinance may be used to implement the General Plan.

TABLE I-3
GENERAL PLAN LAND USE DESIGNATIONS
AND CONSISTENT ZONING DISTRICTS

General Plan Land Use Designation	Proposed Consistent Zoning Districts	Existing Consistent Zoning Districts
Agriculture (AG) 10, 20, 40, 80-160 ac. min.	Agricultural Exclusive (AE) Farm (F) Residential Agricultural (RA) Open Space (O)	Agricultural Exclusive (AE) Farm (F) Agricultural Residential (AR) Combining Agricultural (-A) Open Space (O)
Timberland (T) 10, 20, 40, 80-640 ac. min.	Forestry (FOR) Timberland Production Zone (TPZ) Residential Forest (RF) Open Space (O)	Forestry Timberland Preserve Zone (TPZ) Forest Residential (FR) Open Space (O)
Greenbelt and Open Space (OS)	Open Space (O) Forestry (FOR)	Open Space (O) Forestry
Resorts and Recreation (REC)	Forestry (FOR) Resort (RES) Residential Single Family (RS) Residential Multi-Family (RM) Open Space (O) Water Influence (W)	Forestry Open Space (O) Recreation & Forestry (RF) Single Family Residential, Tahoe (TR-1) Low Density, Multiple Residential, Tahoe (TR-2) Multiple Residential, Tahoe (TR-3) Water Influence (W)
Water (W)	Water Influence (W)	Water Influence (W)
Rural Residential (RR) 1-10 ac. min.	Farm (F) Residential Agricultural (RA) Residential Forest (RF) Open Space (O)	Farm (F) Agricultural Residential (AR) Forest Residential (FR) Open Space (O)
Low Density Residential (LDR) 10,000 sq. ft. to 1 acre min.	Residential Agricultural (RA) Residential Single Family (RS)	Agricultural Residential (AR) Single Family Residential (R-1) Single Family Residential, Tahoe (TR-1) Combining Density Limitation (-DL)
Medium Density Residential (MDR) 3,500 to 10,000 sq. ft. min.	Residential Single Family (RS) Residential Multi-Family (RM) Combining Density Limitation (-DL)	Single Family Residential (R-1) Medium Density Multiple Residential (R-2) High Density Multiple Residential (R-3) Residential Professional (R-P) Single Family Residential, Tahoe (TR-1) Low Density Multiple Residential, Tahoe (TR-2) Multiple Residential, Tahoe (TR-3) Combining Timeshare (-TS) Combining Mobile Home (-T)

General Plan Land Use Designation	Proposed Consistent Zoning Districts	Existing Consistent Zoning Districts
		Combining Duplex Combining Density Limitation (-DL)
High Density Residential (HDR) 3,500 to 10,000 sq. ft. min.	Residential Multi-Family Combining Density Limitation (-DL)	Medium Density Multiple Residential (R-2) High Density Multiple Residential (R-3) Residential Professional (RP) Single Family Residential, Tahoe (TR-1) Low Density Multiple Residential, Tahoe (TR-2) Multiple Residential, Tahoe (TR-3) Combining Timeshare (-TS) Combining Mobile Home (-T) Combining Duplex Combining Density Limitation (-DL)
General Commercial (GC) 5,000 sq. ft. min.	Commercial Planned Development (CPD) Neighborhood Commercial (C-1) General Commercial (C-2) Heavy Commercial (C-3) Highway Service (HS) Office and Professional (OP)	Neighborhood Shopping Center (SC) Neighborhood Commercial (C-1) General Commercial (C-2) Heavy Commercial (C-3) Highway Service (HS) Residential and Professional (RP) Combining Commercial Reserve (-CR) Motel District, Tahoe (TR-4)
Tourist/Resort Commercial (TC) 6,000 to 20,000 sq. ft. min.	Highway Service (HS) Motel (MT) Resort (RES)	Highway Service (HS) Motel District, Tahoe (TR-4) Recreation & Forestry (RF) Combining Timeshare (-TS) Combining Commercial Reserve (-CR)
Business Park/Industrial (BPI) 10,000 sq. ft. to 5 acres	Airport (AP) Business Park (BP) Industrial (IN) Industrial Park (INP)	Airport (APT) Limited Industrial (C-4) Industrial (M) Industrial Park (MP) Industrial Reserve Combining Industrial Reserve (-IR)
Public Facility (PF)	Any zoning classification	Any zoning district
Specific Plan Area	Various Development Reserve (DR)	Combining Development Reserve (-DR)
All General Plan Land Use Designations:	Combining Agriculture (-AG) Combining Aircraft Overflight (-AO) Combining Building Site (-B) Combining Conditional Use Permit (-UP) Combining Design Review (-Dc, -Ds, -Dh) Combining Development Reserve (-DR) Combining Flood Hazard (-FH) Combining Geological Hazard (-GH) Combining Mineral Reserve (-MR)	Combining Building Site (-B) Combining Limited Use (-L) Combining Mineral Reserve (-MR) Combining Special Purpose Zone (-SP) Unclassified (U) Combining Design Review (-Dc, -Ds, -Dh) Land Use Intensity (LUI) Combining Traffic Limitation (-TL)

General Plan Land Use Designation	Proposed Consistent Zoning Districts	Existing Consistent Zoning Districts
	Combining Planned Residential Development (-PD) Combining Traffic Management (-TM) Combining Special Purpose Zone (-SP)	

LAND USE BUFFER ZONE STANDARDS

The General Plan and the development review and approval process generally seek to locate land uses adjacent to one another that are compatible, related, mutually supportive, and similar in the amount of traffic they generate and types of transportation facilities they need. Thus, industrial uses are often located near commercial rather than residential uses; higher-density multi-family residential uses are often located between commercial or office uses and single-family residential uses; and low density or rural residential uses are often located between single-family residential and agricultural land uses. In some cases, however, existing land use or circulation patterns, the timing of development on properties with different owners, environmental constraints or other factors prevent new land use patterns from providing a "gradation" of uses to ensure compatibility and thus necessitate the use of other tools. One of the most commonly used and effective means of minimizing conflicts between potentially incompatible land uses is to provide a "buffer zone" between the uses.

This General Plan requires the use of buffer zones in several types of development. While the exact dimensions of the buffer zones and specific uses allowed in buffer zones will be determined through the County's specific plan, land use permit, and/or subdivision review process, buffer zones must conform to the following standards (as illustrated conceptually in Figures I-2 through I-7).

PLANNING STANDARDS

- 1. Agriculture/Timberland Buffers.** These buffer zones are required to separate urban uses (particularly residential) from lands designated Agriculture or Timberland on the Land Use Diagram, where noise from machinery, dust, the use of fertilizers and chemical sprays, and other related agricultural/timber harvesting activities would create problems for nearby residential and other sensitive land uses. These buffers also serve to minimize disturbance of agricultural operations from nearby urban or suburban uses, including trespassing by nearby residents and domestic animals. Figures I-2 and I-3 illustrate how these buffer zones might be used.
 - a. Buffer Dimensions:** Timber harvesting and agricultural practices associated with crop production can contribute to land use conflicts when development occurs adjacent to agricultural and timberland areas. Since production practices vary considerably by crop type, buffer distances may vary accordingly. The separations shown in Table I-4 are required between areas designated Agriculture or Timberland and residential uses, commercial/office uses, business park uses, and some types of recreational uses; no buffers are required for other uses. The buffer widths are expressed as ranges because of the possible influences of site or project-specific characteristics.
 - b. Uses Allowed in Buffer:** Low-density residential uses on parcels of one to 20 acres or open space uses are permitted within the buffer, although the placement of residential structures is subject to the minimum "residential exclusion areas" shown in Table I-4. Non-habitable accessory structures and uses may be located in the exclusion area, and may include barns, stables, garages, and corrals.

TABLE I-4

MINIMUM AGRICULTURE/TIMBERLAND BUFFER ZONE WIDTH

Agricultural/Timberland Use	Buffer Zone Width	
	Residential Exclusion Area ¹	Buffer Width Range ²
Field crops	100 feet	100 to 400 feet
Irrigated orchards	300 feet	300 to 800 feet
Irrigated vegetables, rice	400 feet	200 to 800 feet
Rangeland/pasture	50 feet	50 to 200 feet
Timberland	100 feet	100 to 400 feet
Vineyard	400 feet	400 to 800 feet

¹ Residential structures prohibited; non-habitable accessory structures permitted.

² Required buffer dependent on site or project-specific characteristics as determined through County's specific plan, land use permit, and/or subdivision review process.

2. **Industrial/Residential Buffers.** These buffer zones are required to separate residential land uses from areas designated Business Park/Industrial where noise from vehicles and equipment, the use of hazardous materials in manufacturing processes, truck traffic, and otherwise heavy traffic volumes would be incompatible with nearby residential uses. Figure I-4 shows how a buffer might be used to separate a residential area from an industrial area.
 - a. **Buffer Dimensions:** Generally, industrial/residential buffers shall be a minimum width of 300 feet, but may be reduced to not less than 100 feet where the buffer includes such features as screening walls, landscaped berms, and/or dense landscaping, with guarantees of proper, ongoing landscaping maintenance.
 - b. **Uses Allowed in Buffer:** Commercial and office uses; open space and recreation uses such as greenbelts, parks, and playfields.
3. **Sensitive Habitat Buffers.** These buffer zones are required to separate any type of urban development from such sensitive habitat areas as stream corridors, wetlands, sensitive species habitats, and old growth forests, where the land-altering aspects of development itself, and/or the secondary effects of development (e.g., runoff from pavement carrying pollutants, air pollution emissions, traffic, noise, glare, increased pedestrian access) may degrade important habitat areas. Figure I-5 shows an example of a sensitive habitat buffer.
 - a. **Buffer Dimensions:** Sensitive habitat buffers shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of the sensitive habitats to be protected. (See also policy 6.A.1.)

FIGURE I-2

AGRICULTURE/TIMBERLAND BUFFER ZONE
Residential Planned Development with Open Space Buffer

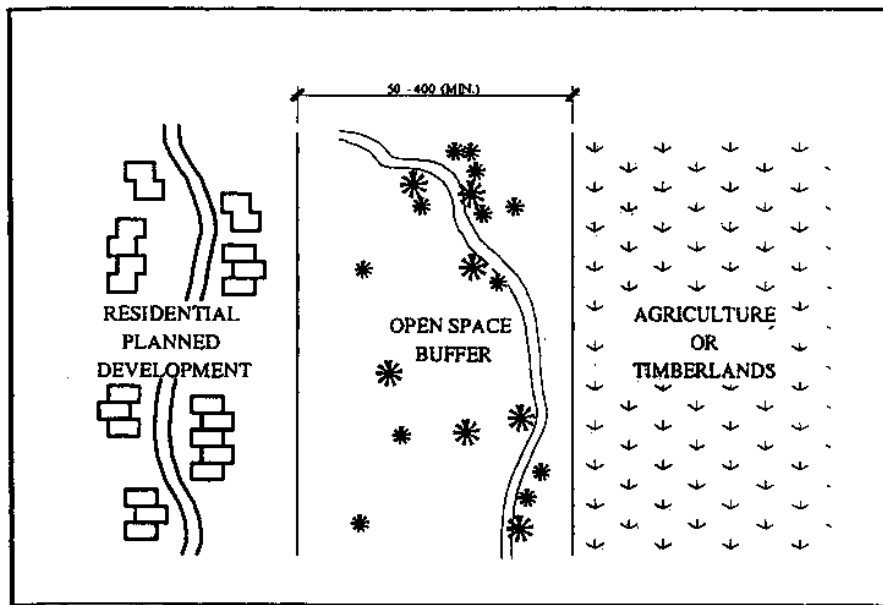


FIGURE I-3

AGRICULTURE/TIMBERLAND BUFFER ZONE
Urban/Suburban Residential with Rural Residential Buffer

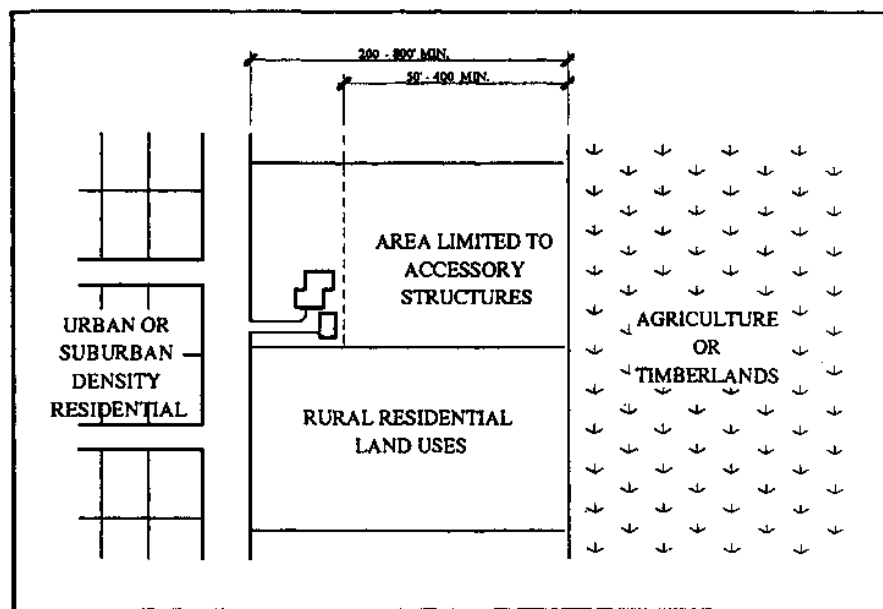


FIGURE I-4
INDUSTRIAL BUFFER ZONE

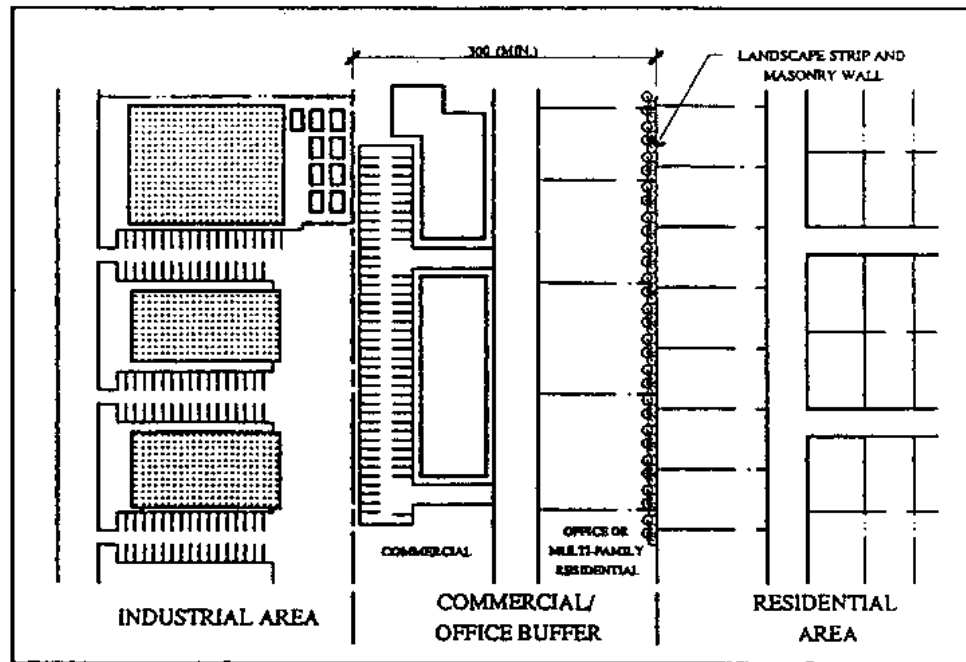


FIGURE I-5
SENSITIVE HABITAT BUFFERS

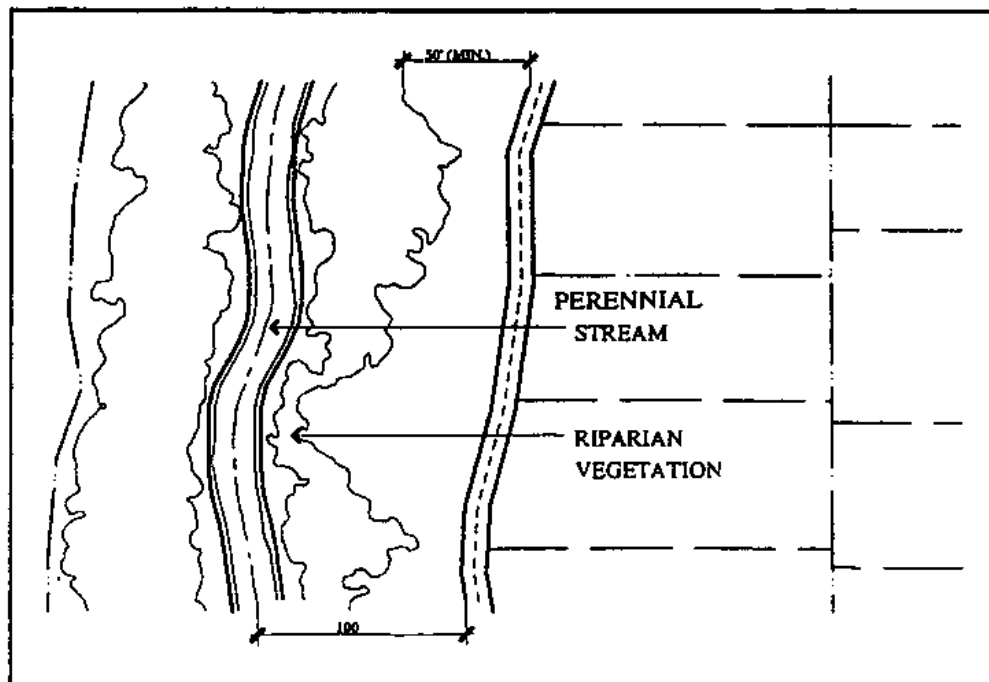
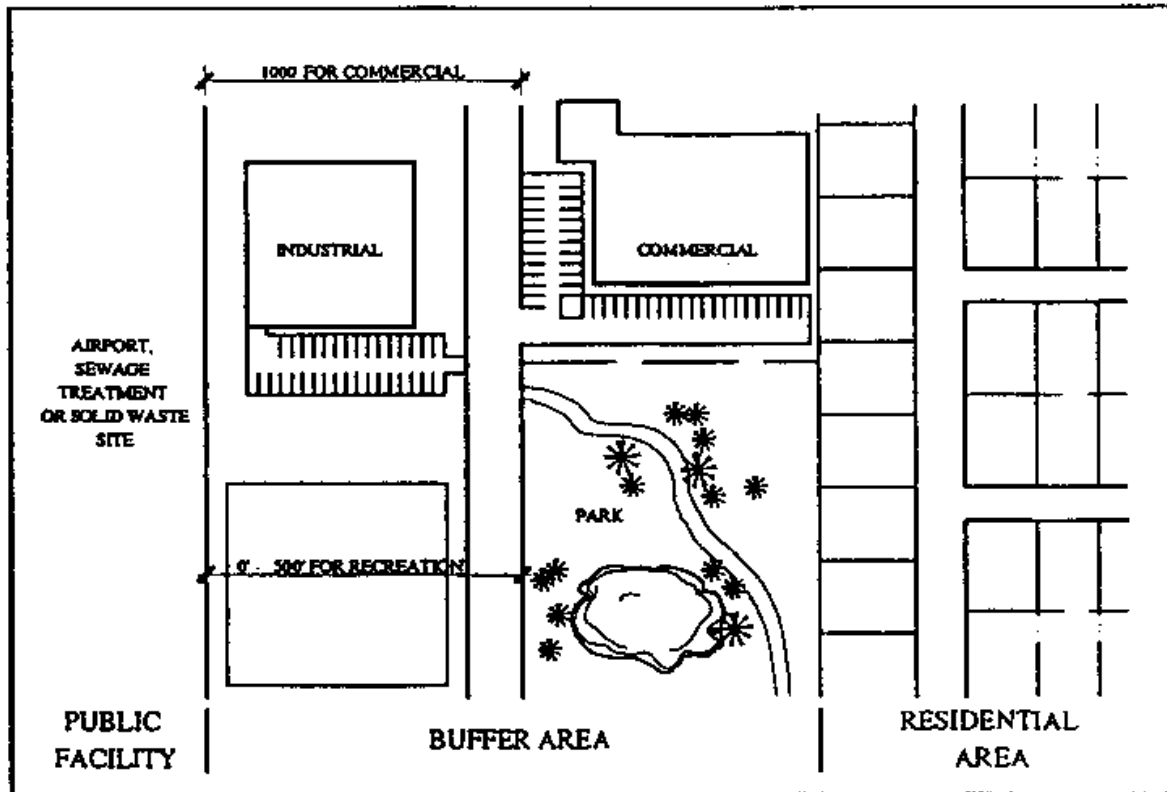


FIGURE I-6

PUBLIC FACILITY BUFFER ZONE



- b. Uses Allowed in Buffer:** Open space and recreational uses including undeveloped greenbelts, nature preserves, parks, hiking trails and bicycle paths. No land use allowed within the buffer that involves grading or the removal of natural vegetation shall be located any closer than 50 feet to the top of a stream bank or to the outermost extent of riparian vegetation, wetland, or other identified habitat, whichever is greater.
- 4. Public Facility Buffers.** These buffer zones are required to protect the long-term viability of critical public facilities such as solid waste transfer and disposal sites, sewage treatment plants, and airports, that may have significant nuisance characteristics. Public facility buffer zones are intended to separate residential, commercial, and other land uses continuously or frequently occupied by people from the uses stated above and/or from areas designated Public Facility where odors, wind-borne debris, noise from vehicles, equipment and aircraft, and the potential for the presence of hazardous materials would likely be perceived as a nuisance or otherwise be incompatible with other land uses. Figure I-6 illustrates how such a buffer might be applied.
 - a. Buffer Dimensions:** The noise and odors produced by certain public facility operations that can be experienced off the site of the facility are the most important factors contributing to land use conflicts when development occurs adjacent to airports or solid waste or waste treatment facilities. Public facility buffer zones are required between the identified types of public facilities and the Land Use Diagram designations shown in Table I-5, wherein minimum widths are based on the type of adjacent land use.
 - b. Uses Allowed in Buffer:** All public facility buffer zones may include greenbelt and open space uses. Buffers may also include the following uses, depending on the type of public facility being protected:
 - (1) Airports:** May also include industrial and recreation uses consistent with the buffer requirements of Table I-5 for recreational uses.
 - (2) Sewage Treatment Plants:** May also include industrial uses consistent with the buffer requirements of Table I-5 for industrial uses.
 - (3) Solid Waste Transfer Stations:** May also include commercial and industrial uses.
 - (4) Solid Waste Disposal Sites:** May also include industrial and recreation uses consistent with the buffer requirements of Table I-5 for recreational uses.

TABLE I-5
MINIMUM PUBLIC FACILITY BUFFER ZONE WIDTH

Type of Public Facility	Minimum Buffer Zone Width (feet) by Land Use Designation			
	Residential	Commercial	Industrial	Recreation
Airport ¹	2,000	1,000 ²	0	0 - 500 ³
Sewage treatment plant	1,000	1,000	0 - 500 ⁴	1,000
Solid waste transfer station	500	0	0	500
Solid waste disposal site	5,280 ⁵	1,000	0	500

¹ See also comprehensive land use plans (CLUPs) for airports.

² Buffer required for non-airport related commercial uses only.

³ No separation necessary for expansive, low-population outdoor recreation facilities such as golf courses; 500 feet for places of public assembly, outside of aircraft overflight areas.

⁴ No separation necessary for warehousing uses with a low employee-per-square foot ratio; 500 feet required for manufacturing facilities and business parks.

⁵ Policy 4.G.11 protects landfill facilities from future residential encroachment by requiring a residential buffer of one mile measured from the property line of an active or future landfill site.

BUFFER ZONE PRESERVATION

Land use buffer zones shall be reserved and guaranteed in perpetuity through land acquisition, purchase of development rights, conservation easements, deed restrictions, or similar mechanisms, with adjacent proposed development projects providing the necessary funding.

CIRCULATION PLAN DIAGRAM AND STANDARDS

ROADWAY SYSTEM

The Circulation Plan Diagram for the Countywide General Plan depicts the proposed circulation system for unincorporated Placer County to support development under the Land Use Diagram. This circulation system is shown on the diagram by means of a set of roadway classifications. The roadway classification system has been developed to guide Placer County's long-range planning and programming. Roadways are classified in this system based on the linkages they provide and their function, both of which reflect their importance to the land use pattern, traveler, and general welfare.

Roadways have two functions, which conflict from a design standpoint: to provide mobility and to provide property access. High and constant speeds are desirable for mobility, while low speeds are more desirable for property access. A functional classification system provides for specialization in meeting the access and mobility requirements of the development permitted under the General Plan. Local streets emphasize property access; highways and arterials emphasize high mobility for through-traffic; and collectors attempt to achieve a balance between both functions.

The Circulation Plan Diagram represents the official functional classification of existing and proposed

streets, roadways and highways in Placer County. This diagram and Table I-7 depict the State highways and the arterial and collector roadway system in Placer County. All other roadways are classified as local streets. The general standards for right-of-way, access control, planned travel lanes, and future traffic volumes for each roadway class are shown in Table I-6. The County's functional classification system recognizes differences in roadway function and standards between urban/suburban areas and rural areas. The following paragraphs define the linkage and functions provided by each class.

Local streets provide direct access to abutting land, and access to the collector street system. The public uses these streets for local circulation. They carry little, if any, through traffic, and generally carry very low traffic volumes. These streets are not depicted on the Circulation Plan Diagram.

Collector roadways are intended to "collect" traffic from local streets and carry it to roadways higher in the street classification hierarchy (e.g., arterials). The public uses these roadways as secondary circulation routes, and they generally carry light to moderate traffic volumes. Access to abutting land is normally permitted, but may be restricted to certain uses dependent upon future traffic volumes. The collector roadway system is depicted on the Circulation Plan Diagram. In urban/suburban areas, major collector roadways will generally carry higher traffic volumes than minor collectors and thus require more right-of-way and have more access restrictions.

Arterial roadways are fed by local and collector roadways and provide linkages to the State highway system as well as linkages to and between communities and major activity centers. The public uses these roadways as primary circulation routes for through traffic, and they carry higher volumes of traffic than local streets and collector roadways. In urban/suburban areas, major arterials will generally carry higher traffic volumes than minor arterials and thus require more right-of-way and have more access restrictions. Rural arterial roadways may or may not carry high traffic volumes, but do provide primary access routes for through travel in rural areas of the county.

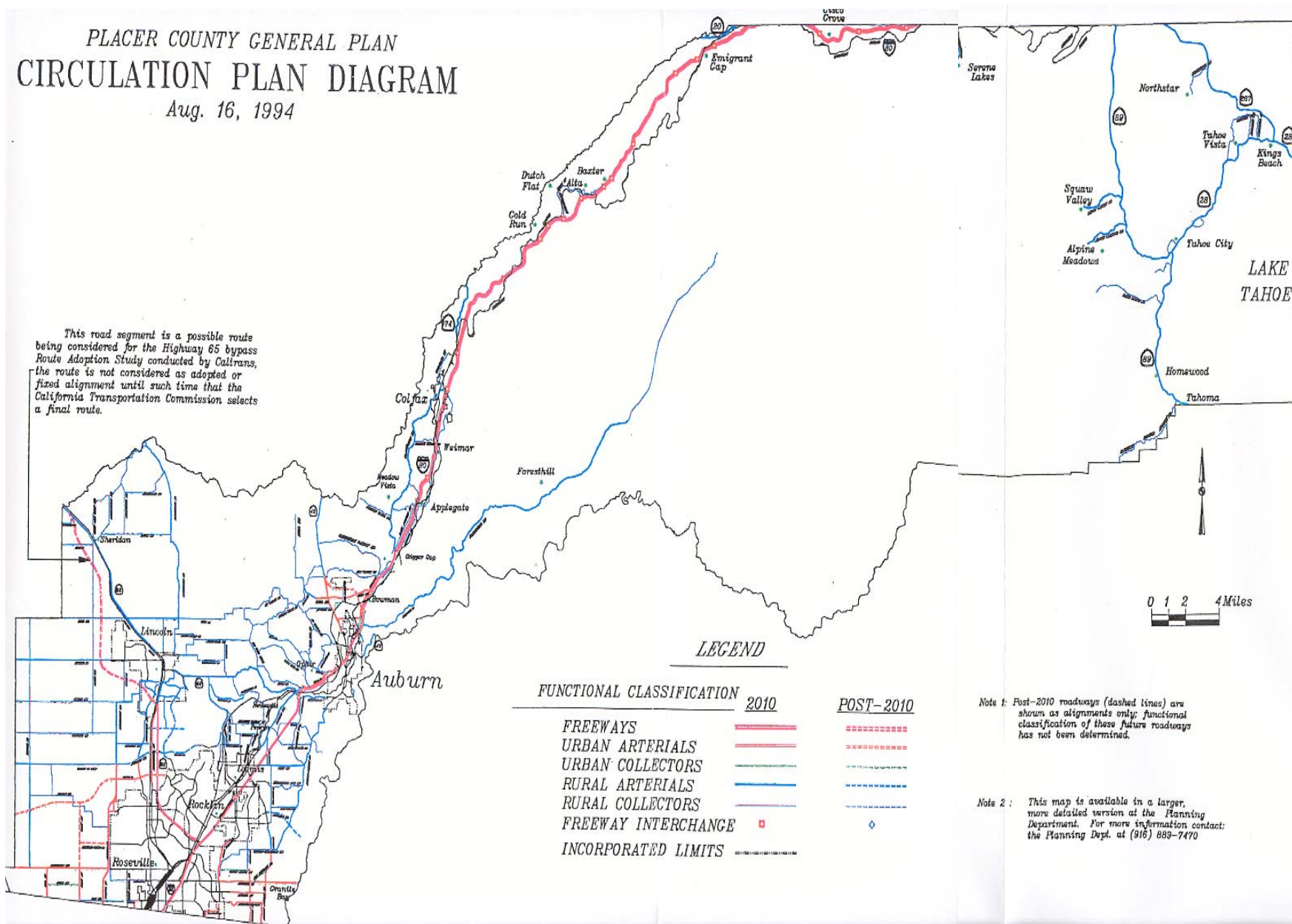
Thoroughfares are special arterial roadways with greater access control designed to carry high volumes of traffic with limited travel delay. Such roadways are used as primary circulation routes to carry longer-distance, through-traffic.

The Circulation Plan Diagram includes a number of new roadways, some that would be needed by the year 2010 and some that are not anticipated to be needed until after that point (designated as "post-2010"). The Circulation Plan Diagram indicates the planned alignments for these roadways based on travel demand forecasts and circulation needs for the year 2010 and the year 2040. The alignments indicated in the Circulation Plan Diagram are adopted plan lines; alternate alignments may be substituted if demonstrated to be feasible and the General Plan is amended. Alignment studies, including environmental review under CEQA, will be required to define precise alignments for these roadways that minimize adverse impacts while meeting the circulation objectives of the new roadways.

PLACER COUNTY GENERAL PLAN CIRCULATION PLAN DIAGRAM

Aug. 16, 1994

This road segment is a possible route being considered for the Highway 85 bypass Route Adoption Study conducted by Caltrans, the route is not considered as adopted or fixed alignment until such time that the California Transportation Commission selects a final route.



The post-2010 roadways are located principally in areas not designated for development on the Land Use Diagram. This does not imply an intent to provide this level of road improvements by 2010. The purpose of designating these long-term roadways is to preserve rights-of-ways for these facilities and to plan for their ultimate implementation. This allows Placer County to control setbacks and require offers of dedication of the appropriate width for future roadways in these areas.

TABLE I-6
GENERAL ROADWAY STANDARDS BY FUNCTIONAL CLASS

Functional Class	Access Control		Maximum 2010 Daily Traffic Volumes	Lanes	ROW
	Minimum Intersection/ Interchange Spacing	Driveways Allowed			
State Highways					
Freeways	1 - 2 miles	None	N/A	4 - 10	--
Conventional		Limited	36,000	2 - 4	--
Urban/Suburban					
Thoroughfares	½ miles	None	N/A	4 - 6	120' - 140'
Major Arterial	1/4 miles	Limited	N/A	4 - 6	96' - 120'
Minor Arterial		Non-Residential	24,000	2 - 4	84' - 96'
Major Collector		Non-Residential	12,000	2	72' - 84'
Minor Collector		All Uses	8,000	2	60' - 72'
Local		All Uses	5,000	2	50' - 60'
Rural					
Arterial		Limited	N/A	2 - 4	70' - 84'
Collector		All Uses	8,000	2	60' - 70'
Local		All Uses	2,000	2	50' - 60'

TABLE I-7
FUNCTIONAL CLASSIFICATIONS
by Geographic Area

Area/Class	Name	Roadway segment
SOUTH PLACER		
State Highway - Freeway	Interstate 80 Route 65	All I-80 to Industrial Avenue
State Highway - Arterial	Route 65 Route 193	Industrial Avenue to Sutter County Line All
Thoroughfares	Blue Oaks Blvd Extension Foothill Extension Baseline Road	Roseville City limits to Watt Ave Extension Roseville City limits to Route 65 Roseville City limits to Sutter County line
Urban/Suburban Major Arterials	Douglas Boulevard Sierra College Boulevard Sunrise Avenue Auburn-Folsom Road Watt Avenue	Auburn-Folsom Road to Roseville City limits Sacramento County line to Rocklin City limits Sacramento County line to Roseville City limits Sacramento County line to Douglas Boulevard Sacramento County line to Baseline Road
Urban/Suburban Minor Arterials	Industrial Avenue Auburn-Folsom Road Fiddymment Road Barton Road East Roseville Parkway Eureka Road Sunset Boulevard Watt Avenue Extension	Roseville City limits to SR 65 Douglas Boulevard to Laird Road Baseline Road to Sunset Boulevard West Sacramento County line to Olive Ranch Road Sierra College Boulevard to Barton Road Roseville City limits to Auburn-Folsom Rd Rocklin City limits to Fiddymment Road Baseline Road to Blue Oaks Blvd Extension
Urban/Suburban Major Collector	Olive Ranch Road	Cavitt & Stallman to Barton Road
Urban/Suburban Minor Collector	Vineyard Road Crowder Lane Joe Rodgers Road	Crowder Lane to Roseville City limits Baseline Road to Vineyard Road Auburn-Folsom Road to Douglas Boulevard
Rural Arterials	Nicolaus Road Fiddymment Road Sunset Blvd West Laird Road Auburn-Folsom Road Barton Road Wise Road McCourtney Road Moore Road Whitney Boulevard	Sutter County line to Lincoln City limits Sunset Boulevard West to Moore Road Fiddymment Road to Sutter County line Loomis Town limits to Auburn-Folsom Road Auburn City limits to Laird Road Olive Ranch Road to Loomis City limits Mt. Vernon Road to Route 65 Camp Far West Road Fiddymment Road to SR 65 West end to Roseville City limits

TABLE I-7 (continued)		
Area/Class	Name	Roadway segment
Rural Collectors	Cavitt-Stallman	Sierra College Blvd to Auburn-Folsom Road
	Nelson Lane	Moore Road to Nicolaus Road
	North Dowd Road	Riosa Road to Nicolaus Road
	South Dowd Road	Nicolaus Road to East Catlett Road
	East Catlett Road	Sutter County line to Fiddymont Road
	Fruitvale Road	McCourtney Road to Hungry Hollow Road
	Riosa Road	Sutter County line to McCourtney Road
	Fruitvale Road	Hungry Hollow Road to Gold Hill Road
	Mt. Vernon Road	Joerger Road to Wise Road
	Hungry Hollow Road	Virginiatown Road to Fruitvale Road
	Virginiatown Road	Lincoln Town limits to Fowler Road
	Fowler Road	SR 193 to Fruitvale Road
	Clark Tunnel Road	SR 193 to English Colony Way
	Camp Far West Road	SR 65 to McCourtney Road
	Andressen Road	Riosa Road to end
	Karchner Road	McCourtney Road to Riosa Road
	PFE Road	Watt Avenue to Roseville City limits
	Cook-Riolo Road	Baseline Road to Sacramento County line
	Porter Road	Camp Far West Road to Karchner Road
	Wise Road	Sutter County line to Route 65
	Moore Road	Sutter County line to Fiddymont Road
	Wheatland Road	Sutter County line to SR 65
AUBURN-FOOTHILLS		
State Highway - Freeway	Interstate 80	All
State Highway - Arterial	State Route 193	All
	State Route 49	All
Urban/Suburban Major Arterials	Bell Road	I-80 to SR 49
	Lincoln Way	I-80 to Auburn City limits
Urban/Suburban Minor Arterials	Ophir Road	Route 193 to I-80
	Bowman Road	Dry Creek Road to Auburn Ravine
	Bell Road	SR 49 to urban limits west of SR 49
Urban/Suburban Major Collectors	Luther Road	SR 49 to Bowman Road
	New Airport Road	SR 49 to Old Airport Road
	Atwood Road	SR 49 to Richardson Drive

TABLE I-7 (continued)		
Area/Class	Name	Roadway segment
Rural Arterials	Dry Creek Road	I-80 to Joerger Road
	Indian Hill Road	I-80 to Auburn City limits
	Penryn Road	King Road to Taylor Road
	King Road	I-80 to Auburn-Folsom Road
	Foresthill Road	Lincoln Way to Michigan Bluff Road
	Taylor Road	Loomis Town limit to SR 193
	Sierra College Boulevard	Loomis North Town Limits to SR 193
	Joerger Road	Mt. Vernon Road to Dry Creek Road
	Auburn-Folsom Road	Auburn City limits to Laird Road
Rural Collectors	Newcastle Road	Old State Hwy (near I-80) to Rattlesnake Bar Rd
	Penryn Road	Taylor Road to English Colony Way
	Placer Canyon Parkway	Auburn-Folsom Road to end
	Mt. Vernon Road	Joerger Road to Auburn City limits
	Joerger Road	Dry Creek to SR 49
	Bell Road	Joerger Road to Lone Star Road
	Horseshoe Bar Road	Loomis Town limits to Auburn-Folsom Road
	Wise Road	Ophir Road to Mt. Vernon Road
	Baxter Grade Road	Wise Road to Mt. Vernon Road
	Gold Hill Road	SR 193 to Wise Road
	Chili Hill Road	Lozanos Road to Gold Hill Road
	Lozanos Road	Wise Road to SR 193
	Ridge Road	SR 193 to Gold Hill Road
	Atwood Road	Richardson Drive to Mt. Vernon Road
	Bald Hill Road	Lozanos Road to Mt. Vernon Road
	Millertown Road	Wise Road to Mt. Vernon Road
	English Colony Way	Taylor Road to Sierra College Boulevard
	Colwell Road	Swetzer Road to Humphrey Road
	Swetzer Road	Loomis Town limits to English Colony Way
	Humphrey Road	Loomis Town limits to English Colony Way
	Delmar Road	English Colony Way to Citrus Colony Road
	Citrus Colony Road	Sierra College Boulevard to Humphrey Road
	Brennans Road	Newcastle Road to King Road
	Rock Springs Road	Taylor Road to Auburn-Folsom Road
	Val Verde Road	Wells Avenue to King Road
	Wells Avenue	Val Verde Road to Barton Road
	Dick-Cook Road	Val Verde Road to Auburn-Folsom Road
	Christian Valley Road	Dry Creek Road to end
	Stanley Road	Virginiatown Road to Christian Valley Road
LOWER SIERRA		
State Highway - Freeway	Interstate 80	All
State Highway - Arterial	State Route 174	All
Rural Arterials	Placer Hills Road	I-80 to end
	Foresthill Road	Lincoln Way to Michigan Bluff Road

TABLE I-7 (continued)		
Area/Class	Name	Roadway Segment
Rural Collectors	Rollins Lake Road	Hwy 174 to Magra Road
	Tokayana Way	Placer Hills Road to Colfax City limits
	Meadow Vista Road	Placer Hills Road to McElroy Road
	Meadow Gate Road	Lake Arthur Road to Placer Hills Road
	Pine Avenue	SR 89 to Fountain Avenue
	Crother Road	Placer Hills Road to Applegate Road
	Applegate Road	I-80 to end
	West Weimar Cross Rd	Placer Hills Road to I-80
	Canyon Road	I-80 to Colfax City limits
	Combie Road	Placer Hills Road to end
	Lake Arthur Road	Dry Creek Road to Crother Road
SIERRA/TAHOE		
State Highway - Freeway	Interstate 80	All
State Highway - Arterial	State Route 89	All
	State Route 267	All
	State Route 28	All
	State Route 20	All
Rural Arterials	Squaw Valley Road	SR 89 to end
	Alpine Meadows Road	SR 89 to end
Rural Collectors	Northstar Drive	SR 267 to end
	National Avenue	SR 28 to end
	Agate Road	SR 28 to end
	Estate Drive	SR 28 to Wildwood Road
	Regency Way	National Avenue to end
	Lake Forest Road	SR 28 to SR 28
	Grove Street	Fairway Drive to SR 28
	Fairway Drive	Grove Street to SR 28
	Granlibakken Road	SR 89 to end
	Pineland Drive	SR 89 to Twin Peaks Drive
	Ward Creek Boulevard	Twin Peaks Drive to Courcheval Road
	Courcheval Road	Ward Creek Boulevard to Gstaad Road
	McKinney Rubicon Springs Rd	SR 89 to County line
	Soda Springs Road	Nevada County line to Serene Road
	Alta Bonny Nook	I-80 to I-80
	Main Street (in Alta)	Sacramento Street to Alta Bonny Nook
	Sacramento Street (in Alta)	I-80 to Main Street

TRANSIT CORRIDORS

As population and employment in Placer County increase, there will be greater opportunities for transit use. These opportunities can be maximized with planning aimed at concentrating higher-intensity development and ensuring good transit accessibility. Similar to the roadway functional classification system, which guides the long-range planning of roadways for mobility and access, the designation of transit corridors is intended to promote transit use through land use and design standards that enhance transit accessibility.

The designation of transit corridors depends upon 1) existing or future availability of "high-capacity" transit service (i.e., proposed rail lines or arterials that link major activity centers), and 2) availability of land that could be developed or redeveloped with higher-intensity residential uses and employment centers under the General Plan. With the concentration of higher-intensity development in certain corridors, high-capacity transit service may be feasible, whereas higher intensities in scattered locations throughout the county are unlikely to support viable high-capacity transit services, especially rail service. Designating transit corridors provides the County with guidance for developing land use and design standards in the corridor to make development more accessible to transit.

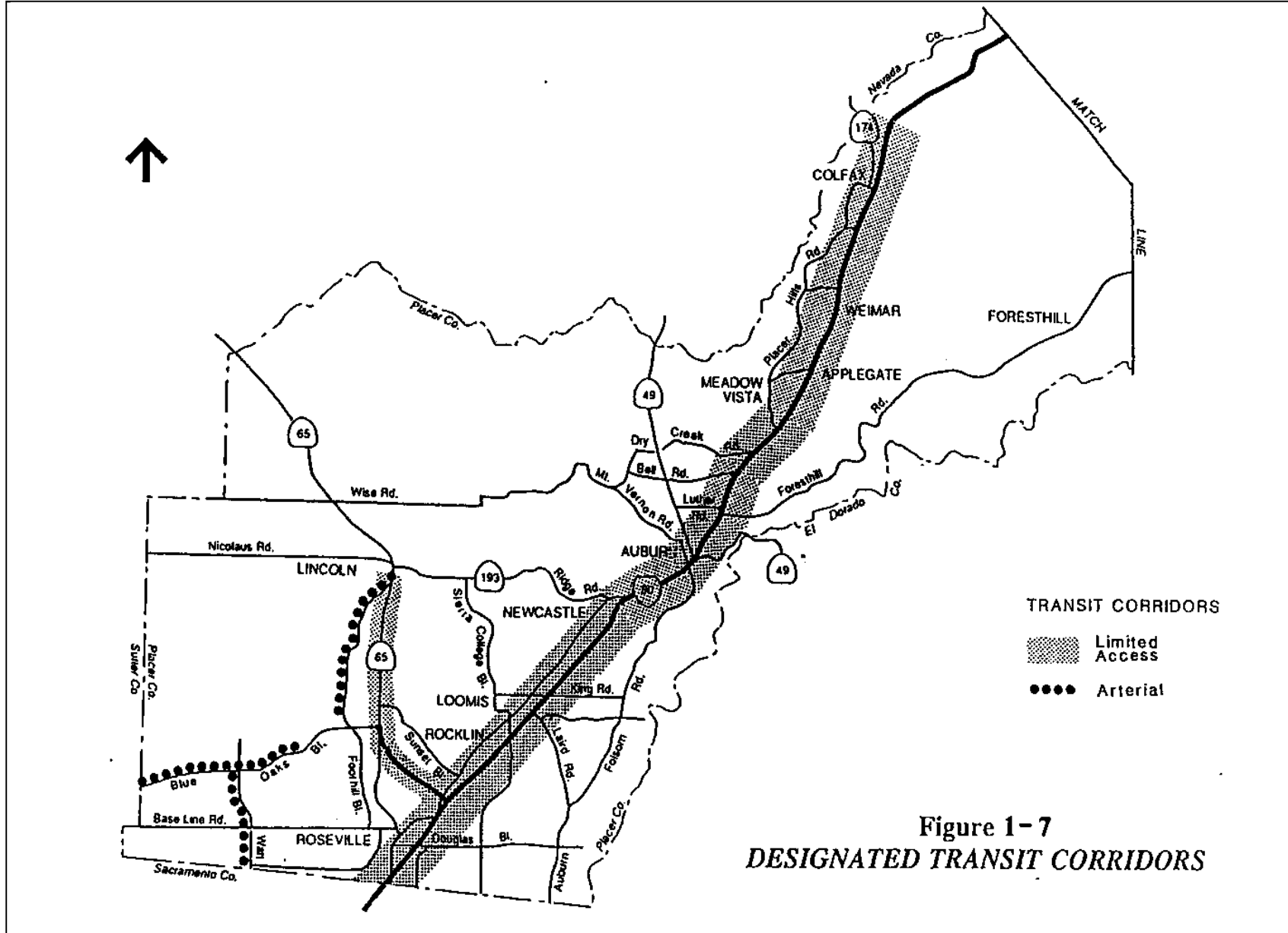
Figure I-7 shows and Table I-11 lists the designated transit corridors according to two categories: limited access and arterial. Limited access transit corridors would provide access to transit at widely-spaced rail stations or park-and-ride lots along freeway corridors, while arterial transit corridors would have transit access almost continuously along the corridor in developed areas.

As described above, the transit corridor designation is intended to facilitate the development of land use and design standards that promote the viability of high-capacity transit in those corridors where there is a significant amount of undeveloped or redevelopable land. This does not imply that transit services would not be viable and should not be pursued in other important corridors, such as State Routes 28, 49, and 89, which are designated as transit corridors in the Placer County Congestion Management Program (CMP), as well as other major arterials.

TABLE I-11

TRANSIT CORRIDORS

Corridor Type	Corridor	Limits
Limited Access	I-80/Southern Pacific SR 65/Southern Pacific	Sacramento County to Colfax Roseville to Lincoln
Arterial	Blue Oaks Boulevard Extension Watt Avenue Foothills Boulevard Extension	Route 65 to Sutter County Sacramento County to Blue Oaks Blvd Extension Roseville to Lincoln



SECTION 1

LAND USE

GENERAL LAND USE

Goal 1.A: To promote the wise, efficient, and environmentally-sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses.

Policies

- 1.A.1. The County will promote the efficient use of land and natural resources.
- 1.A.2. The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.
- 1.A.3. The County shall distinguish among urban, suburban, and rural areas to identify where development will be accommodated and where public infrastructure and services will be provided. This pattern shall promote the maintenance of separate and distinct communities.
- 1.A.4. The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.
- 1.A.5. The County shall not approve intensive forms of development or land divisions into parcels of 10 acres or less within any city's sphere of influence where that city's general plan calls ultimately for urban development except where the County General Plan or applicable Community Plan designates the area for urban development. The County shall inform cities in a timely manner when applications for development within their sphere of influence are filed with the County and shall consider the city's ultimate plans for the relevant area during project review. In such cases, Policy #16 in Part III shall apply to such development projects.

RESIDENTIAL LAND USE

Goal 1.B: To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.

Policies

- 1.B.1. The County shall promote the concentration of new residential development in higher-density residential areas located along major transportation corridors and transit routes.
- 1.B.2. The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.
- 1.B.3. The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.

- 1.B.4. The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, airports, and sewage treatment plants.
- 1.B.5. The County shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be realized.
- 1.B.6. The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.
- 1.B.7. The County shall require multi-family developments to include private, contiguous, open space for each dwelling.
- 1.B.8. The County shall require residential subdivisions to be designed to provide well-connected internal and external street and pedestrian systems.
- 1.B.9. The County shall discourage the development of isolated, remote, and/or walled residential projects that do not contribute to the sense of community desired for the area.
- 1.B.10. The County shall require that all residential development provide private and/or public open spaces in order to insure that each parcel contributes to the adequate provision of light, air, and open space.

MIXED USE SPECIFIC PLAN AREA

Goal 1.C: To designate the Boulder Ridge area for future Rural Residential development.

- 1.C.1. Potentially large areas redesignated for increased densities as part of this General Plan shall be considered through the specific plan process. The Boulder Ridge area is one such area and it has been designated as Rural-Residential in the land use diagram. This area, to be known as the Bickford Ranch Specific Plan Area, shall be subject to the development standards outlined in Appendix C.

COMMERCIAL LAND

Goal 1.D: To designate adequate commercial land for and promote development of commercial uses to meet the present and future needs of Placer County residents and visitors and maintain economic vitality.

General Commercial Areas Policies

- 1.D.1. The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
- 1.D.2. The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways.

- 1.D.3. The County shall require that new, urban, community commercial centers locate adjacent to major activity nodes and major transportation corridors. Community commercial centers should provide goods and services that residents have historically had to travel outside of the area to obtain.
- 1.D.4. The County shall require that significant new office developments locate near major transportation corridors and concentrations of residential uses. New office development may serve as buffers between residential uses and higher-intensity commercial uses.

Downtown Areas/Village Centers Policies

- 1.D.5. The County shall encourage existing and new downtowns/village centers to provide a variety of goods and services, both public and private.
- 1.D.6. The County shall promote use of first floor space in new buildings in downtowns/village centers for retail, food service, financial institutions, and other high-volume commercial uses.
- 1.D.7. The County shall encourage new downtowns/village centers and new commercial projects and areas to be designed to maintain a continuous retail facade on all street frontages, except for public plazas and pedestrian passages between the front and rear of buildings.
- 1.D.8. The County shall require minimal, or in some cases no, building setbacks for commercial and office uses in new downtowns/village centers.
- 1.D.9. The County shall encourage parking in downtowns/village centers to be consolidated in well-designed and landscaped lots or in well-located parking structures.
- 1.D.10. The County shall encourage the preservation of historic and attractive buildings in existing downtowns/village centers, and encourage new development to enhance the character of downtowns/village centers.
- 1.D.11. The County shall require that existing and new downtowns/village centers and development within them be designed to integrate open spaces into the urban fabric where possible, especially taking advantage of any natural amenities such as creeks, hillsides, and scenic views.

Implementation Programs

- 1.1. The County shall review the Zoning Ordinance to identify revisions that could enhance the vitality of downtowns/village centers within unincorporated communities. Depending on the results of that review, the County shall initiate Zoning Ordinance revisions.

Responsibility: Planning Department
Planning Commission
Board of Supervisors
Time Frame: FY 94-95
Funding: General Fund

- 1.2. The County shall modify its Design Guidelines Manual to include standards for the development of downtowns/village centers in new development areas.

Responsibility: Planning Department
 Department of Public Works
 Planning Commission
 Board of Supervisors
 Time Frame: FY 94-95
 Funding: General Fund

INDUSTRIAL LAND USE

Goal 1.E: To designate adequate land for and promote development of industrial uses to meet the present and future needs of Placer County residents for jobs and maintain economic vitality.

Policies

- 1.E.1. The County shall only approve new industrial development that has the following characteristics:
- a. Adequate infrastructure and services;
 - b. Convenient connections to the regional transportation network, including connections to existing transit and other non-automobile transportation;
 - c. Sufficient buffering from residential areas to avoid impacts associated with noise, odors and the potential release of hazardous materials;
 - d. Minimal significant adverse environmental impacts; and
 - e. Minimal adverse effects on scenic routes, recreation areas, and public vistas.
- 1.E.2. The County shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses.
- 1.E.3. Until such time as a JPA is created for the Sunset Industrial Area (see Policy 1.N.12), the County shall review all proposed development projects with the adjacent city and jointly prepare appropriate development infrastructure and public service standards for such projects. (See also Policy 1.A.5.)

PUBLIC AND QUASI-PUBLIC FACILITIES, INFRASTRUCTURE

Goal 1.F: To designate adequately-sized, well-located areas for the development of public facilities to serve both community and regional needs.

Policies

- 1.F.1. The County will encourage the concentration of public and quasi-public facilities. New and expanded government offices and other professional offices should be encouraged to locate on land near existing government offices.
- 1.F.2. The County shall seek to locate new public facilities necessary for emergency response, health care, and other critical functions outside areas subject to natural or built environment hazards.

- 1.F.3. The County shall require public facilities, such as wells, pumps, tanks, and yards, to be located and designed so that noise, light, odors, and appearance do not adversely affect nearby land uses.

RECREATION LAND USE

Goal 1.G: To designate land for and promote the development and expansion of public and private recreational facilities to serve the needs of residents and visitors.

Policies

- 1.G.1. The County will support the expansion of existing winter ski and snow play areas and development of new areas where circulation and transportation system capacity can accommodate such expansions or new uses and where environmental impacts can be adequately mitigated.
- 1.G.2. The County shall strive to have new recreation areas located and designed to encourage and accommodate non-auto mobile access.
- 1.G.3. The County shall continue to require the development of new recreational facilities as new residential development occurs.
- 1.G.4. The County shall support the development/relocation of a recreation/sports/fair complex ranging in size from 100 to 300 acres in the area generally west of Rocklin between Roseville and Lincoln. The location should recognize appropriate environmental, circulation, and infrastructure constraints.

AGRICULTURAL LAND USE

Goal 1.H: To designate adequate agricultural land and promote development of agricultural uses to support the continued viability of Placer County's agricultural economy.

Policies

- 1.H.1. The County shall maintain agriculturally-designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.
- 1.H.2. The County shall seek to ensure that new development and public works projects do not encourage expansion of urban uses into designated agricultural areas.
- 1.H.3. The County will maintain large-parcel agricultural zoning and prohibit the subdivision of agricultural lands into smaller parcels unless such development meets the following conditions:
- a. The subdivision is part of a cluster project and such a project is permitted by the applicable zoning;
 - b. The project will not conflict with adjacent agricultural operations; and
 - c. The project will not hamper or discourage long-term agricultural operations either on site or on adjacent agricultural lands.
- 1.H.4. The County shall allow the conversion of existing agricultural land to urban uses only within community plan areas and within city spheres of influence where designated for urban development on the General Plan Land Use Diagram.

- 1.H.5. The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.
- 1.H.6. The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.

[See also policies/programs under Goal 7.A., Agricultural Land Use; Goal 7.B., Land Use Conflicts; and Goal 7.C., Economic Viability of Agriculture.]

OPEN SPACE, HABITAT, AND WILDLIFE RESOURCES

Goal 1.I: To establish and maintain interconnected greenbelts and open spaces for the protection of native vegetation and wildlife and for the community's enjoyment.

Policies

- 1.I.1. The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Residential Developments (PDs) and the Commercial Planned Development (CPD) provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features.
- 1.I.2. The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.

[See also policies/programs under Goal 6.B., Wetland and Riparian Areas, starting on page 91; Goal 6.C., Fish and Wildlife Habitat, starting on page 92; Goal 6.D., Vegetation, starting on page 96; and Goal 6.E., Open Space For the Preservation of Natural Resources, starting on page 98.]

MINERAL RESOURCES

Goal 1.J: To encourage commercial mining operations within areas designated for such extraction, where environmental, aesthetic, and adjacent land use compatibility impacts can be adequately mitigated.

Policies

- 1.J.1. The County shall require new mining operations to be designed to provide a buffer between existing or likely adjacent uses, minimize incompatibility with nearby uses, and adequately mitigate their environmental and aesthetic impacts.

- 1.J.2. The County shall require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance will be based upon an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours and air quality.
- 1.J.3. The County shall discourage the development of any uses that would be incompatible with adjacent mining operations or would restrict future extraction of significant mineral resources.
- 1.J.4. The County shall discourage the development of incompatible land uses in areas that have been identified as having potentially significant mineral resources.
- 1.J.5. The County shall require that all mining operations prepare and implement reclamation plans that mitigate environmental impacts and incorporate adequate security to guarantee proposed reclamation.
- 1.J.6. The County shall require that plans for mining operations incorporate adequate measures to minimize impacts to local residents and County roadways.

Implementation Programs

- 1.3. The County should, in consultation with the California Division of Mines and Geology, evaluate the relative value of potentially-significant mineral deposits identified in the General Plan Background Report and designated as Mineral Resource Zone (MRZ) in relationship to other mineral resources of the same type in the County or region. If these mineral deposits are determined to be easily replaced by other substitute deposits, the County should continue to apply existing policies and plans to allow extraction of these resources. If these deposits are found not to be easily substituted, the County should amend the Countywide General Plan or applicable community plan as necessary to direct incompatible growth away from these sites.

Responsibility: Planning Department
 Planning Commission
 Board of Supervisors
 Time Frame: FY 94-95; 95-96
 Funding: General Fund

VISUAL AND SCENIC RESOURCES

Goal 1.K: To protect the visual and scenic resources of Placer County as important quality-of-life amenities for County residents and a principal asset in the promotion of recreation and tourism.

Policies

- 1.K.1. The County shall require that new development in scenic areas (e.g., river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes) is planned and designed in a manner which employs design, construction, and maintenance techniques that:
 - a. Avoids locating structures along ridgelines and steep slopes;
 - b. Incorporates design and screening measures to minimize the visibility of structures and graded areas;
 - c. Maintains the character and visual quality of the area.

- 1.K.2. The County shall require that new development in scenic areas be designed to utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes.
- 1.K.3. The County shall require that new development in rural areas incorporates landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas.
- 1.K.4. The County shall require that new development incorporates sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:
 - a. Limit cuts and fills;
 - b. Limit grading to the smallest practical area of land;
 - c. Limit land exposure to the shortest practical amount of time;
 - d. Replant graded areas to ensure establishment of plant cover before the next rainy season; and
 - e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.
- 1.K.5. The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain.
- 1.K.6. The County shall require that new development on hillsides employ design, construction, and maintenance techniques that:
 - a. Ensure that development near or on portions of hillsides do not cause or worsen natural hazards such as erosion, sedimentation, fire, or water quality concerns;
 - b. Include erosion and sediment control measures including temporary vegetation sufficient to stabilize disturbed areas;
 - c. Minimize risk to life and property from slope failure, landslides, and flooding; and
 - d. Maintain the character and visual quality of the hillside.

SCENIC ROUTES

- Goal 1.L:** To develop a system of scenic routes serving the needs of residents and visitors to Placer County and to preserve, enhance, and protect the scenic resources visible from these scenic routes.

Policies

- 1.L.1. The County shall designate scenic routes within the County in order to preserve outstanding scenic quality within different geographic settings.
- 1.L.2. The County shall use scenic routes to link major points of historical and cultural interest and recreational activity within the County.
- 1.L.3. The County shall protect and enhance scenic corridors through such means as design review, sign control, undergrounding utilities, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, and land conservation contracts.

- 1.L.4. The County shall provide for landscaping and/or landscaped mounding along designated scenic corridors where desirable to maintain and improve scenic qualities and screen unsightly views.
- 1.L.5. The County shall encourage the development of trails, picnicking, observation points, parks, and roadside rests along scenic highways.
- 1.L.6. The County shall protect and maintain historical landmarks and historical monuments along scenic routes.
- 1.L.7. The County shall encourage the use of bicycles as an alternative mode of travel for recreational purposes in scenic corridors.
- 1.L.8. The County shall include aesthetic design considerations in road construction, reconstruction, or maintenance for all scenic routes under County jurisdiction.
- 1.L.9. The County shall support anti-litter, beautification, and cleanup programs along scenic routes.
- 1.L.10. The County shall coordinate scenic route programs among local, regional, and state jurisdictions, recognizing that scenic routes are a resource of more than local importance.

Implementation Programs

- 1.4. The County shall identify and formally designate and adopt a system of scenic routes.

Responsibility: Planning Department
Time Frame: FY 94-95
Funding: General Fund

JOBS-HOUSING BALANCE

Goal 1.M: To work toward a jobs-housing balance.

Policies

- 1.M.1. The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced.
- 1.M.2. The County shall encourage large residential projects to be phased or timed to occur simultaneously with development that will provide primary wage-earner jobs.
- 1.M.3. The County shall encourage the creation of primary wage-earner jobs, or housing which meets projected income levels, in those areas of Placer County where an imbalance between jobs and housing exists.

Implementation Programs

- 1.5. The County shall establish and maintain a program to monitor the jobs-housing balance in Placer County. The monitoring program should include the following elements:

- a. Annual changes and five-year trendlines for the number of jobs and number of housing units and, if available, workers per household.
- b. Annual changes and five-year trendlines for household incomes compared with the median prices and rents of housing.
- c. Changes in the transportation system or related communications technologies that would significantly affect current reliance on automobile commuting.

In monitoring the relationships among these variables, the Sierra resort and Lake Tahoe area should be distinguished from the western part of the County to the extent practical. Data from incorporated cities should be included in the analysis of changes and trends.

Responsibility: Planning Department
Economic Development
Time Frame: FY 94-95; annually
Funding Source: General Fund

ECONOMIC DEVELOPMENT

Goal 1.N: To maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety, and service needs of Placer County residents and to expand the economic base to better serve the needs of residents.

Countywide Policies

- 1.N.1. The County shall promote economic expansion based on Placer County's unique recreational opportunities and natural resources.
- 1.N.2. The County shall encourage the retention, expansion and development of new businesses, especially those that provide primary wage-earner jobs, by designating adequate land and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators.
- 1.N.3. The County shall endeavor to protect the natural resources upon which the County's basic economy (e.g., recreation, forestry, agriculture, mining, and tourism) is dependent.
- 1.N.4. The County shall focus economic development efforts on projects that will maximize long-term net revenues to the County.
- 1.N.5. The County shall encourage flexibility in development standards to accommodate uses that provide a substantial economic benefit to the community.
- 1.N.6. The County shall consider waiving or reducing fees for new development that provides a substantial benefit to the community, such as large numbers of primary wage-earner jobs, affordable housing, or needed health facilities. Such consideration shall include identification of possible alternative funding sources to offset the foregone revenues.
- 1.N.7. The County shall strive to coordinate its economic development efforts with the efforts of cities and other economic development organizations, including local chambers of commerce.

- 1.N.8. The County shall actively and regularly solicit the views of the business community in matters affecting Placer County's economic climate and development.
- 1.N.9. The County shall maintain cooperative working relationships among County departments so that the broader concerns of the County (e.g., environmental quality, affordable housing, congestion, continued employment opportunities) are given adequate consideration.

South Placer Policies

- 1.N.10. The County shall support the development of primary wage earner job opportunities in the South Placer area to provide residents an alternative to commuting to Sacramento.
- 1.N.11. The County shall retain undeveloped industrially-zoned land in the unincorporated area for future use.
- 1.N.12. The County shall seek the establishment of a joint-powers authority (JPA) between the County and the cities of Roseville, Rocklin, and Lincoln in order to improve the provision of infrastructure in the incorporated and unincorporated areas in and around the Sunset Industrial Area. The JPA is to also develop an economic development strategy with the goal of improving the economic development potential of the region.

Foothill Policies

- 1.N.13. The County shall strive to ensure continued employment opportunities in resource-based industries.
- 1.N.14. The County shall support development of tourist and recreational facilities that extend the Foothill area's tourist season.

High Sierra Policies

- 1.N.15. The County shall support development of tourist and recreational facilities that extend the High Sierra's tourist season.

Implementation Programs

- 1.6. The County will support the continued efforts of the Placer County Economic Development Board to increase understanding of business needs and to better coordinate economic development efforts with other jurisdictions in the County and the region.

Responsibility: Board of Supervisors
County Executive

Time Frame: Ongoing

Funding: General Fund

- 1.7. The County will continue to pursue streamlining of the development project review process to reduce the time required for review of new economic development proposals.

Responsibility: Planning Department
Permit Streamlining Committee

Time Frame: Ongoing
Funding: General Fund

- 1.8. The County will petition the Local Agency Formation Commission to modify the spheres of influence of the Cities of Rocklin, Roseville, and Lincoln to remove the Sunset Industrial Area.

Responsibility: County Executive
Planning Department
Board of Supervisors

Time Frame: FY 94-95
Funding: General Fund

- 1.9. As part of the Sunset General Plan update, the County shall review its land use permitting requirements to identify changes to facilitate expedited permit processing in the Sunset area.

Responsibility: Planning Department
Economic Development

Time Frame: FY 94-95
Funding: General Fund

- 1.10. As part of the Sunset General Plan Update, the County shall seek the establishment of a joint-powers authority for incorporated and unincorporated lands in and around the Sunset Industrial Area. The County is to consider implementing the following tasks:

- a. Infrastructure design, finance and construction.
- b. Development of a regional economic development strategy.
- c. Approval of revenue and cost sharing agreements between all authority participants.

Responsibility: Planning Department
Economic Development
Affected landowners

Time Frame: FY 94-95
Funding: General Fund

DEVELOPMENT FORM AND DESIGN

Goal 1.O: To promote and enhance the quality and aesthetics of development in Placer County.

Policies

- 1.O.1. The County shall require all new development to be designed in compliance with applicable provisions of the Placer County Design Guidelines Manual.
- 1.O.2. The County shall require that specific plans include design guidelines for all types of development within the area covered by the plan.
- 1.O.3. The County shall require that all new development be designed to be compatible with the scale and character of the area. Structures, especially those outside of village, urban, and commercial centers, should be designed and located so that:

- a. They do not silhouette against the sky above ridgelines or hilltops;
 - b. Roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline;
 - c. They fit the natural terrain; and
 - d. They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts).
- 1.O.4. The County shall require that new rural and suburban development be designed to preserve and maintain the rural character and quality of the County.
- 1.O.5. The County shall require that new development at entrances to rural communities be designed to include elements such as signage, landscaping, and appropriate architectural detailing to help establish distinct identities for such communities.
- 1.O.6. Historically or architecturally significant buildings should be preserved and not be substantially changed in exterior appearance in ways that diminish their historical character, unless doing so is necessary to avoid or mitigate hazards, and other means of mitigation are infeasible. Such structures should be preserved and used as focal points of community design.
- 1.O.7. The County shall require that mixed-use areas include community focal points to serve as gathering and/or destination points. Examples of focal points include civic centers, parks, fountains, monuments, and street vistas. On-site natural features, such as wetlands and streams, can also function as focal points.
- 1.O.8. The County shall, where appropriate, require new development to provide activity pockets along public sidewalks as pedestrian amenities, including such features as benches, sitting ledges, and mini-parks.
- 1.O.9. The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.
- 1.O.10. The County shall require that in downtowns/village centers the tallest buildings be clustered in the core area and that building heights transition down to the scale of buildings in the surrounding area.

Implementation Programs

1.11. The County will modify its Design Guidelines Manual to address selected rural communities. While they should not require a specific architectural theme or style, except in historical districts, the guidelines should address the following

- a. Appropriate setbacks, building siting, building height and mass, landscaping, lighting, and signage;
- b. The type, size, location, and planting of street trees;
- c. The location and design of turnouts and pedestrian crossings;
- d. Designation of pedestrian, equestrian, and bicycle trails; and
- e. Location and design of transit stops and ride-share centers.

Responsibility: Planning Department
Department of Public Works

Time Frame: FY 94-95

Funding: General Fund

SECTION 2

HOUSING

INTRODUCTION

California state law requires every county and city to adopt a general plan that covers seven topics, or "elements." Those mandatory elements are land use, circulation, housing, conservation, open space, noise and safety. The general plan serves as a blueprint for community growth and change. The plan contains goals, objectives, policies, and programs to guide decisions by county government about private land development and providing public services and facilities. As social, economic, and environmental conditions change over time, it is important that the general plan be periodically revised to effectively address both current conditions, and evolving community expectations about the future.

Preparation of this housing section ("the housing element") was initiated as part of an update of the entire Placer County General Plan. However, state law required that the housing element be updated by July 1, 1992. In order to meet that deadline, the housing element was placed on a faster track and has been completed ahead of the other general plan components.

HOUSING ELEMENT REQUIREMENTS

State law is more specific about the content of housing elements than any other portion of the general plan. The housing element is also the only part of the general plan that is subject to mandatory deadlines for periodic updates. It is the only element that is actually subject to review and "certification" by the state.

This housing element includes all of the following information as required by state law:

- A summary of the past housing efforts and an analysis of reasons for their success or failure.
- Information about the existing housing stock, covering such items as the amount, type, cost, tenure, and structural conditions of the units. Other areas of concern include overcrowding and the needs of special subgroups of the population such as handicapped citizens, the elderly, homeless persons or single parent households.
- An analysis of potential barriers to housing production including various governmental constraints as well as non-governmental ones.
- Information about opportunities for improving energy conservation when rehabilitating existing housing and constructing new housing.
- Information about existing subsidized housing and the possibility of its being lost due to conversion to market-rate units.
- Specific goals, measurable objectives, policies and implementation measures. Objectives must include targets for housing unit production, based on a "fair share allocation."

The "fair share allocation" assigns a specific number of units in different price ranges to all the local jurisdictions in the State. The California Department of Housing and Community Development (HCD) generates estimates of the statewide need for housing. This is then broken down into regions. In each region, the area council of governments (in Placer County's case the Sierra Planning Organization) prepares a more specific regional distribution of the needs to the local counties and cities.

FAIR SHARE ALLOCATION: OVERALL PRODUCTION OBJECTIVE

The Sierra Planning Organization (SPO) has calculated - based on number provided by the state - that the unincorporated area of Placer County should accommodate 5,178 new housing units between 1990 and 1997. This represents about 740 units per year - approximately a 2.2 percent annual growth rate.

Based on past housing construction levels, this is not an unrealistic objective. Since the last major update of the housing element in 1984, over 1000 units per year on average have been produced in the unincorporated County.

The County has designated more than sufficient land for a variety of residential densities to accommodate the expected housing demand.

Thus, past production rates, largely driven by private market forces, would significantly exceed the overall production objective.

FAIR SHARE ALLOCATION: AFFORDABILITY BREAKDOWN

The allocation program, however, also breaks down the total housing production goal into various cost categories: units affordable to "very low" income, to "low" income, to "moderate" income and to "above moderate" income households. Section 3.6 of this element defines these categories for Placer County. It is unlikely that the private market will provide sufficient housing affordable to persons with low or very low incomes.

Rental costs. The median rent in Placer County is just under \$500 per month. This is approximately the housing cost level considered affordable to low income households. Between 1980 and 1990, the number of units for rent in the unincorporated County increased by about 20 percent. This element sets as an objective that at least 25 percent of new housing will be for rent. If this objective is reached and housing production continues at past rates between 1990 and 1997, about 1750 new rental units would become available.

If the median rent remains affordable to low income households this means approximately half of the new rental units will be priced within the means of low income residents. Of course, the new rental housing will be more likely to charge rates higher in the range found in the County. Nonetheless, rental housing provided by the private market does represent a significant potential for lower cost housing production and should be encouraged.

For-sale costs. In 1990, the median sale price for a housing unit in Placer County was about \$169,000. This suggests that most for-sale housing is beyond the means of even the moderate income households. Significantly increasing the availability of units affordable for purchase by low and moderate income families will, therefore, require incentives or subsidies.

SPECIAL NEEDS GROUPS

A review of the most recent census data suggests that there are some groups of Placer County residents with special housing needs. These include the elderly, large families, and disabled persons. This housing element includes policies and programs to help address the needs of these groups. The element also discusses ways to help the homeless in the area.

CURRENT EFFORTS

The County already has in place several policies and programs to encourage affordable housing including density bonuses; provisions for second units, mobile homes in all residential districts, group housing, and mixed use projects; and incentives for senior housing. The County has also aided the homeless through various programs, administers Section 8 rental subsidies, distributes information on fair housing and tenants rights, and has established a permit streamlining program to reduce unnecessary processing delays. On a case by case basis, the County has also waived development fees for low cost housing projects and has required resort developers to help provide housing for workers. All the current policies and practices are retained in this element.

ADDITIONAL EFFORTS

A number of additional policies and programs to encourage affordable housing are included in the element. They cover a reduction in development standards, permit expediting and fee reductions for low cost housing projects. A new density bonus program aimed specifically at rental housing is included. In addition, the County will now require low cost housing in large projects associated with general plan amendments and rezonings and will charge in-lieu fees for deposit in a housing trust fund as a condition of approval for certain smaller market rate projects. The County will also activate a public housing authority and will try to establish a nonprofit housing development corporation.

ORGANIZATION OF THE HOUSING ELEMENT

The following section sets forth all the goals, policies, programs and objectives for housing in Placer County.

The Housing Element was originally adopted in July of 1992; two years before the adoption of the remainder of the General Plan. Only the goals, policies, programs and objectives are reproduced in this Policy Document. All of the other chapters of the Housing Element are contained in the General Plan Background Report in Volume I, Chapter 2 (See Appendix A). The background information and analysis on which the goals, policies, programs and objectives were based is contained in Chapter 3. This is the longest part of the element and covers all the data required by state law. Key findings are summarized in Section 3.12.

Chapters 4 and 5 discuss general plan consistency and public participation measures, respectively.

There are four appendices. Appendix A provides an inventory of sites for new housing, including opportunities for homeless shelters and transitional housing. Appendix B lists the persons contacted during the preparation of the element; a bibliography of sources can be found in Appendix C. The last appendix is a glossary of abbreviations and technical terms.

HOUSING GOALS, POLICIES AND PROGRAMS

State law requires that the Housing Element contain a "statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing". This section describes the proposed goals, objectives, policies and implementation programs of the Draft Housing Element for Placer County.

Goals refer to general statements of purpose, and indicate a direction the County will take with respect to the housing problems identified. Policies are statements of the County's position regarding the various housing issues identified, and provide a link between the goals and the quantified objectives. Programs are steps to be taken to implement the policies and achieve the quantified objectives. Some of the programs contain quantified Objectives, which refer to the number of units that are expected to be constructed, conserved or rehabilitated during the time frame of the Housing Element. The quantified objectives represent measurable outcomes which can be used to evaluate the success of the Housing Element in the future.

This housing element includes several new policies, programs, and institutional changes, intended to significantly increase the amount of affordable housing in Placer County. While most of the new efforts will be initiated shortly after adoption of the housing element, full implementation and the intended results will take a much longer time to realize. The County will regularly evaluate the progress and effectiveness of the new efforts. These initiatives, together, reflect a commitment to increasing affordable housing; but individual measures may be best viewed as trials or pilot programs. Their effectiveness will be evaluated over time, and modifications or adjustments will occur where useful. Programs that prove effective for Placer County will be reinforced while those that do not work may be discontinued, so that support resources can be directed to other housing ideas. The County's efforts to increase affordable housing should be viewed as long term, ongoing, and dynamic.

AFFORDABLE HOUSING SUPPLY

Goal 2.A: To provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents in all income categories.

Policies

- 2.A.1. The County shall adopt policies, programs and procedures with the intent of achieving its fair share regional housing allocation, including the numbers of units for each income classification.
- 2.A.2. The County shall maintain an adequate supply of appropriately zoned land with public services to accommodate projected housing needs.
- 2.A.3. The County shall ensure that its adopted policies, regulations and procedures do not add unnecessarily to the cost of housing while still attaining other important County objectives.
- 2.A.4. The County shall give highest priority for permit processing to development projects that include a lower income residential component.
- 2.A.5. The County shall encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses.
- 2.A.6. The County shall relax or reduce development standards for low-income housing projects as an incentive for developers.

- 2.A.7. Prior to disposing of County-owned surplus land, the County will consider the appropriateness of such land for housing. If found appropriate for housing, the County may lease, sell or grant such property to facilitate the construction of lower income housing.
- 2.A.8. The County shall establish a public housing authority serving the Placer County area.
- 2.A.9. The County shall support the creation of a nonprofit housing development corporation whose primary focus will be to serve the Placer County area.
- 2.A.10. The County shall, through a public housing authority and/or in conjunction with nonprofit or for profit developers, apply for funds from the state and federal governments to construct housing for low income households.
- 2.A.11. All new housing projects of 100 or more units on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, community plan amendment, rezoning or specific plan shall be required to provide at least 10 percent of the units to be affordable to low income households. The low income units shall be available concurrently with the market-rate units. All such units shall remain affordable for at least 20 years.

In cases where developers actually construct the low income units, the projects shall be eligible for a 10 percent density bonus. The Land Use Element and Zoning Ordinance will be amended to avoid potential conflicts with minimum lot size standards in cases where the density bonus option is exercised.

In cases where the County determines that it is impractical for the developer to actually construct the units on site, the County may as an alternative allow the dedication of land sufficient to accommodate at least 10 percent of the units for low-income households and/or the payment of an in-lieu fee. In cases where land dedication is deemed suitable, such land shall be offered in fee to the County or to another public or nonprofit agency approved by the County. The amount of the in-lieu fee shall be determined on a case-by-case basis. The County may require the developer to fund an analysis showing how contributions of in-lieu fees could be best utilized to create the desired number of low-cost units.

- 2.A.12. All new housing projects of less than 100 units on land that has received an increase in allowable density through a general plan amendment, community plan amendment, rezoning or specific plan shall be required to pay an in-lieu fee of 1 percent of the total estimated land and construction cost of the project, for use in producing affordable housing. Alternatively, the County may waive the fee in cases where lower income units are included in the project and the Board of Supervisors finds that the number of lower income units is commensurate with the numbers that could be built or leveraged through the fee.
- 2.A.13. Inclusionary housing provisions shall be incorporated in all new or updated community plans.
- 2.A.14. Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.

- 2.A.15. Low income housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the County and not concentrated in a particular area or community.
- 2.A.16. The County shall require low income housing units in density bonus projects to be available at the same time as the market-rate units in the project.
- 2.A.17. The County shall encourage the Tahoe Regional Planning Agency (TRPA) to strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Lake Tahoe region. Such efforts may include:
- Relaxing TRPA development codes for affordable housing projects and second residential units.
 - Allowing affordable housing projects an exemption from the requirement to secure development-rights.
 - Increasing the density bonus for affordable housing projects to make them more financially feasible.
- 2.A.18. The County shall require new resorts in the Sierra Nevada and Lake Tahoe areas to provide for employee housing equal to 50 percent of the housing demand generated by the project. Employee housing shall be provided for in one of the following ways (in order of preference):
- Construction of employee housing onsite.
 - Construction of employee housing offsite.
 - Dedication of land for needed units.
 - Payment of an in-lieu fee.
- 2.A.19. Owners of vacation houses in the Lake Tahoe area shall be encouraged to rent to resort workers, especially in the North Tahoe area.
- 2.A.20. The County will encourage the development of multi-family dwellings in locations where adequate facilities are available and where such development would be consistent with neighborhood character.
- 2.A.21. The County will allow dwellings to be rehabilitated that do not meet current lot size, setback, and yard requirements, and other current zoning standards, so long as the non-conformity is not increased and there is no threat to public health and or safety.
- 2.A.22. If redevelopment districts are adopted, the agencies shall utilize at least 20 percent of all tax increment proceeds for low income housing, in accordance with State law. Furthermore, a portion of all units built in the redevelopment area shall be affordable to very low, low and moderate income households, as required by State law.
- 2.A.23. For residential projects where 10 percent of the units are affordable to very low income households, or 20 percent are affordable to low income households, 50 percent of the development-related fees over which the County has direct control shall be waived. The Board of Supervisors may waive more fees as an additional incentive for affordable housing on a case-by-case basis.

Implementation Programs

- 2.1. As part of the General Plan update, and as part of each community plan update, the County will review land use patterns, existing densities, the location of job centers and the availability of services to identify additional areas that may be suitable for higher density residential development.

Responsible Agency/Department: Planning Department
 Funding: General Fund (already allocated)
 Timeframe: 1993
 Expected Outcome: Revised land use element that identifies areas appropriate for housing in the future

- 2.2. As part of the General Plan update, the County will develop a strategy for providing services and facilities for the areas designated for residential development.

Responsible Agency/Department: Planning Department, Community Services Department, Public Works Department
 Funding: General Fund (already allocated)
 Timeframe: 1993
 Expected Outcome: Revised general plan

- 2.3. The County will continue to implement the permit streamlining program for residential projects.

Responsible Agency/Department: Planning Department
 Funding: General Fund
 Timeframe: Ongoing
 Expected Outcome: Continued reduction in processing time

- 2.4. The Planning Department will establish a procedure for giving highest priority in the review process to low income housing projects.

Responsible Agency/Department: Planning Department, Public Works, Public Health (Land development departments)
 Funding: General Fund
 Timeframe: 1993
 Expected Outcome: New land development review procedure.

- 2.5. The County will amend the zoning ordinance to allow a reduction in required parking for mixed-use projects.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund (already allocated)
 Expected Outcome: Zoning ordinance amendment

- 2.6. The County will amend the zoning ordinance so that the allowed residential density for mixed use projects in a commercial zone is based on the total lot size, without deducting the portion of the site used for commercial buildings.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund (already allocated)
 Expected Outcome: Zoning ordinance amendment
 Objective: 70 units in mixed-use projects

- 2.7. The County will amend the "second unit" provisions of the zoning ordinance to allow detached secondary units when such units are located above a garage or similar accessory building on lots less than 2.3 acres in area and the impacts on neighborhood character are not significant. The ordinance will provide specific guidance as to the circumstances in which detached second units are acceptable.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund (already allocated)
 Expected Outcome: Zoning ordinance amendment

- 2.8. The County will develop procedures for evaluating surplus land to determine its suitability for housing, 'banking' such land for suitable housing projects, and making such land available to the public housing authority or to developers, whether they be private parties or non-profit corporations.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund
 Expected Outcome: Adopted procedures

- 2.9. The County will activate a public housing authority. The first step will be to evaluate options under state law, including the creation of a housing authority serving the County only, an area housing authority serving one or more portions of the County, or the creation of a joint powers agency with neighboring counties or with the incorporated cities in the County that currently have or desire a housing authority.

Responsible Agency/Department: Community Services Department
 Timeframe: 1994
 Funding: General Fund for start-up costs; technical assistance from State and federal sources for ongoing operation.
 Expected Outcomes: An evaluation of options. Activation of an authority in the form deemed most suitable for Placer County.
 Objectives: 250 new units affordable to low-income households produced by a housing authority.

- 2.10. The County will evaluate existing nonprofit corporations in the area that may be interested and able to construct and manage low income housing projects in the unincorporated area. If such a nonprofit organization exists, the County will work with them to ascertain the specific needs of the corporation to expand their scope to serve the County. If no such nonprofit is identified, the County will solicit the assistance of the state Department of Housing and Community Development (HCD) to form a new nonprofit organization.

The County may provide technical and financial assistance to the nonprofit corporation.

Responsible Agency/Department: Community Services Department
 Timing: 1995
 Funding: General Fund
 Expected Outcomes: Evaluation of options; formation of a non-profit housing corporation
 Objective: 150 units constructed by nonprofit corporation.

- 2.11. The County will continue to implement the following incentive programs for the construction of affordable housing:

- Allow second residential units with single family residences.
- Allow mobile homes and manufactured housing in all residential zoning districts.
- Allow "hardship mobile homes" as second residential units in residential and/or agricultural zones.
- Allow density bonuses for the construction of units for low and very low income residents, and for housing projects for seniors.
- Allow relief from parking standards and other specified development standards for senior housing projects.

Responsible Agency/Department: Planning Department
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Continued use of these programs
 Objectives: 85 second units
 85 mobile homes in residential zones

- 2.12. The County will amend the current density bonus ordinance to conform with the requirements of state law with regard to additional incentives and to provide a 25 percent density bonus if 20 percent of the units are available to low income households.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund (already allocated)
 Expected Outcome: Amended ordinance that conforms to State law.
 Objective: 50 lower income units constructed under the density bonus ordinance

- 2.13. The County will amend the zoning ordinance to allow the relaxation of certain development standards as incentives for affordable housing projects. The specific standards which will be evaluated include, but are not limited to, the following:

- Reduction in the area of paved surfaces through the use of angled parking and one-way circulation.
- Reduction in street widths.
- Reduction in turning radius on cul-de-sacs.
- Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can permit a lesser thickness.
- Limiting the requirement for sidewalks to one side of the street and reducing the width

requirement.

- Reduction in plant container size and density of plantings within landscaped areas of high density residential projects.
- Reduction in the number of landscaped islands required in parking areas.
- Reduction in the open space/recreational area requirements of high density residential projects when the project is located adjacent to public open space areas that may include schools, parks, passive recreation areas, etc.
- Increased flexibility in evaluating a project's architectural conformity to the Placer County Design Guidelines Manual. The design review should encourage simple projects which are attractive and generally consistent with County policy, but are constructed at a lesser cost than market-rate projects.
- Reduction in setback requirements.
- Increase in the allowable height of buildings for affordable housing projects.
- Increase in the allowable lot coverage for affordable housing projects.

When evaluating possible reductions in development standards to encourage lower income housing, the County will also consider public health, safety and other important values such as adequate open space in projects.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund (already allocated)
 Expected Outcome: Zoning ordinance amendment

- 2.14. The County will adopt a new density bonus ordinance to encourage rental housing. Multi-family projects with more than four units and that provide at least 50 percent of the units as rentals affordable to moderate or lower income households may be eligible for a density bonus of 25 percent. As a condition of approval for the density bonus, the units must remain rentals in the affordable price range for at least 20 years.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund (already allocated)
 Expected Outcome: New density bonus ordinance
 Objective: 1,700 rental units including those produced through the density bonus program

- 2.15. The County will adopt an ordinance or resolution waiving 50 percent of the development-related fees for projects in which 10 percent of the units are affordable to very low income households, or 20 percent of the units are affordable to low income households. The fee waiver shall apply only to fees over which the County has direct control. Fees that involve obligations to other jurisdictions or that could jeopardize payment of obligations for infrastructure development may be exempted. The ordinance or resolution may also allow greater waivers as an additional incentive on a case-by-case basis.

Responsible Agency/Department: County Administrator's Office, with Planning, Building, Community Services, Public Works, Parks, and Health
 Timeframe: 1993
 Funding: General Fund
 Expected Outcome: Revised fee ordinance or resolution

- 2.16. If redevelopment areas are adopted and agencies activated, at least 20 percent of the tax increment funds will be directed to affordable housing in accordance with applicable laws. The emphasis will be on the creation of housing opportunities for very low income households.

Responsible Agency/Department: Redevelopment agency (if created)
 Timeframe: 1995 and ongoing
 Funding: Tax increment
 Expected Outcome: Lower income housing
 Objective: 250 units

- 2.17. The County will work with TRPA to establish a framework for consideration of changes to the TRPA Code of Ordinances that will facilitate the construction of affordable housing.

Responsible Agency/Department: Planning Department, TRPA
 Timeframe: 1993
 Funding: General Fund
 Expected Outcome: Adopted changes in the TRPA Code to allow more affordable housing

- 2.18. The County will establish a housing trust fund for in-lieu fees, CDBG program income revolving loan funds, and other monies to acquire building sites for affordable housing, to provide "gap" financing, to leverage funds for acquiring or constructing affordable housing, or other programs.

Responsible Agency/Department: Community Services Department
 Timing: 1995
 Funding: Various
 Expected Outcomes: Establish trust fund

- 2.19. Placer County will continue to identify financial institutions operating in the County that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate income housing.

Responsible Agency/Department: Community Services Department
 Timing: 1993
 Funding: General Fund
 Expected Outcomes: Letters to financial institutions

- 2.20. The County will develop guidelines for the administration of policies A.11 and A.12 and distribute the policies to affected property owners and developers. Such guidelines will be subject to Board review and approval prior to implementation.

Responsible Agency/Department: Planning Department
 Timing: 1993
 Funding: General Fund
 Expected Outcomes: Guidelines

- 2.21. The County will investigate and, where deemed eligible, apply for state and federal monies for low income housing construction and rehabilitation. Once a housing authority is established, the authority will be the County's principal coordinator for the screening and targeting of projects and

potential funding sources. Until a housing authority is established, the Community Services Department will continue to assess potential affordable housing projects and funding sources, such as, but not limited to, the current CDBG program. Once a nonprofit housing corporation is operating in the Placer County area, the County will coordinate with the nonprofit to sponsor applications and, when appropriate, to apply directly for funding for affordable housing.

Responsible Agency/Department: Community Services Department/Housing Authority
 Timeframe: Ongoing depending on appropriate funding programs and realistic projects
 Funding: General Fund, Technical Assistance Grants
 Expected Outcomes: Applications for state and federal funding for affordable housing

- 2.22. The County will prepare a zoning ordinance amendment to implement policy A.18 requiring new resorts to provide housing.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund
 Expected Outcome: New ordinance

Goal 2.B: To promote quality residential development in the County.

Policy

- 2.B.1. The County encourages residential development of high architectural and physical quality, compatible with neighboring land uses.

Implementation Program

- 2.23. Placer County will continue to implement the policies and requirements of the Placer County Design Guidelines Manual and community design elements of the various community plans.

Responsible Agency/Department: Planning Department
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Continued implementation of design guidelines

CONSERVATION/REHABILITATION

Goal 2.C: To conserve the County's current stock of affordable housing.

Policies

- 2.C.1. The County shall continue to make rehabilitation loans to low income households from its CDBG program revolving loan funds.
- 2.C.2. The County shall continue to apply for CDBG's for the purpose of rehabilitating low cost, owner occupied and rental housing.

- 2.C.3. Private financing of the rehabilitation of housing shall be encouraged.
- 2.C.4. The conversion of mobile home parks to other types of housing and to other land uses shall be discouraged.
- 2.C.5. The County shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.
- 2.C.6. The demolition of existing multi-family units should be allowed only when: a structure is found to be substandard and unsuitable for rehabilitation; and tenants are given reasonable notice, an opportunity to purchase the property, and relocation assistance.
- 2.C.7. The County will support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.
- 2.C.8. The County shall continue to provide Section 8 assistance to eligible households.

Implementation Programs

- 2.24. The County will apply annually for CDBG rehabilitation funds.

Responsible Agency/Department: Community Services Department
 Timeframe: Ongoing
 Funding: CDBG
 Expected Outcomes: CDBG applications annually.
 Objective: 150 units rehabilitated

- 2.25. The County will adopt an ordinance requiring tenant notice and relocation assistance in cases of demolition of multi-family housing. Such an ordinance shall provide for at least one year's notice to tenants except in cases of imminent risk to health or safety. The ordinance will also specify minimum requirements for relocation assistance for displaced tenants. Such assistance may include providing information about other available housing and providing a stipend to help offset moving expenses for low income households.

Responsible Agency/Department: Community Services Department
 Timeframe: 1994
 Funding: General Fund
 Expected Outcomes: New ordinance

- 2.26. The County will adopt a mobile home conversion ordinance. Such an ordinance shall a) discourage the permanent loss of mobile homes, b) provide long-term notice to tenants prior to conversion, c) provide options for tenant purchase, d) shall require relocation assistance for households displaced when such a conversion is approved, and e) conform to other applicable provisions of State law.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund
 Expected Outcome: Zoning ordinance amendment

- 2.27. Through the Department of Community Services, the County will continue to subcontract to HCD to administer Section 8 assistance in the County. If a public housing authority is created, direct administration of the program will be assumed by this authority. The public housing authority will, at the earliest possible date, apply for an increase in Section 8 certificates/vouchers directly to the federal Department of Housing and Urban Development (HUD).

Responsible Agency/Department: Community Services Department, HCD
 Timeframe: Ongoing
 Funding: Section 8 technical assistance
 Expected Outcome: Continued and expanded Section 8 certificate program.
 Objective: 250 Section 8 certificates/vouchers

PRESERVATION OF AT-RISK UNITS

At-risk units are those that are currently in a subsidized housing program but are approaching the end of the program's timeframe and will soon revert to market-rate housing. This section describes how these units will be preserved, although there are no subsidized units in the County which are eligible for conversion within the time-frame of this element.

Goal 2.D: Preserve all at-risk units within the unincorporated County.

Policies

- 2.D.1. The County shall strive to preserve all at risk dwelling units in the unincorporated County.
- 2.D.2. At least 2 years notice shall be required prior to the conversion of any units for low income households to market rate in any of the following circumstances:
- The units were constructed with the aid of government funding.
 - The units were required by an inclusionary zoning ordinance.
 - The project was granted a density bonus.
 - The project received other incentives.

Such notice will be given at least to the following:

- The County
- HCD
- Any public housing authority and nonprofit housing corporations that may exist in Placer County at the time
- Residents of at-risk units.

Implementation Programs

- 2.28. The County will annually update the list of all dwellings within the unincorporated County that are currently subsidized by government funding or low income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings.

At such time as a housing authority is created to serve the unincorporated County, the housing

authority shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized low income housing.

Responsible Agency/Department: Community Services Department/Housing Authority
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Annually updated list

- 2.29. The County will add to existing incentive programs, and include in all new incentive or regulatory programs, requirements to give notice prior to conversion to market rate units as described in Policy D.2.

Responsible Agency/Department: Planning Department, Community Services Department
 Timeframe: 1993
 Funding: General Fund
 Expected Outcome: Revisions to all housing incentive and regulatory programs

SPECIAL NEEDS

Residents with special housing needs in Placer County include the elderly, large families and disabled persons. This section describes how the housing needs of these residents will be met.

Goal 2.E: To meet the housing needs of special groups of County residents, including a growing senior population, large families, and the disabled.

Policies

- 2.E.1. The development of housing for seniors, including congregate care facilities, shall be encouraged.
- 2.E.2. County policies, programs and ordinances shall provide opportunities for handicapped persons to reside in all neighborhoods.
- 2.E.3. The County will work with the Tahoe Regional Planning Agency (TRPA) to encourage the construction of larger units for families in the Kings Beach area.

Implementation Programs

- 2.30. The County will continue to implement the incentive programs for senior housing, including the density bonus ordinance.

Responsible Agency/Department: Planning Department
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Continue existing incentives.
 Objectives: 400 new housing units for seniors. Increase the capacity of congregate care facilities to 100 persons

- 2.31. The County will continue to allow small group housing projects (six or fewer residents) in all residential zones subject to the same rules that apply to single family dwellings.

Responsible Agency/Department: Planning Department
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Continue existing program
 Objective: 15 group housing projects for handicapped persons

THE HOMELESS

Goal 2.F: To eliminate homelessness in the County through a variety of programs, including increased affordable housing opportunities and the provision of emergency shelter for all persons in need.

Policies

- 2.F.1. The County shall continue to contribute to emergency shelter programs that provide adequate shelter in centralized locations accessible to the majority of homeless persons in the County.
- 2.F.2. The County will assist various nonprofit organizations involved with emergency shelter and other aid to homeless persons.

Implementation Programs

- 2.32. The County will continue to contribute toward emergency shelter programs for the area, including consideration of funding for programs developed through interjurisdictional cooperation.

Responsible Agency/Department: Community Service/Welfare Departments
 Timeframe: Ongoing
 Funding: General Fund/State Emergency Shelter Program
 Expected Outcome: Continued use of the armory for emergency shelter

- 2.33. The County will work with TRPA to identify suitable sites and operating framework for a homeless shelter/emergency shelter in the Lake Tahoe area.

Responsible Agency/Department: Community Service/Welfare Departments
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Identification of suitable sites for emergency shelters in the Lake Tahoe region

ENERGY CONSERVATION

Goal 2.G: To increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Placer County residents.

Policies

- 2.G.1. All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofitting of existing units shall be encouraged.
- 2.G.2. New land use patterns should encourage energy efficiency, to the extent feasible.

Programs

- 2.34. The County will continue to implement provisions of the Subdivision Map Act that requires subdivisions to be oriented for solar access, to the extent practical.

Responsible Agency/Department: Planning Department, Public Works Department, Building Department
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: New subdivisions that are oriented for solar access, to the extent practical

- 2.35. The County will provide information to the public regarding the efficient use of energy in the home, and ways to improve the energy efficiency of new construction.

Responsible Agency/Department: Building Department
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Distribution of information with all residential building permits

- 2.36. As part of the General Plan update, the County will establish policies and land use patterns that encourage efficient energy use in new development, such as compact urban form, access to non-auto transit, and use of traffic demand management, among other possibilities.

Responsible Agency/Department: Planning Department
 Timeframe: Ongoing
 Funding: General Fund (already funded)
 Expected Outcome: Policies that encourage efficient energy use

- 2.37. The County will continue to provide information on weatherization programs funded by the State, PG&E, and others.

Responsible Agency/Department: Building Department
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Distribution of information with all residential building permits.
 Objective: 2,000 additional weatherized units

EQUAL OPPORTUNITY

- Goal 2.H:** To assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

Policies

- 2.H.1. The County declares that all persons regardless of race, creed, age, or sex shall have equal access to sound and affordable housing.

- 2.H.2. The County will promote the enforcement of the policies of the State Fair Employment and Housing Commission.

Implementation Programs

- 2.38. The County will continue to be the local contact point for the Department of Fair Employment and Housing, and to provide information regarding housing and tenant rights through the Department of Community Services office and through the Placer County Library Information Referral Line.

Responsible Agency/Department: Community Services Department

Timeframe: Ongoing

Funding: General Fund

Expected Outcome: Distribution of information regarding equal access to housing

- 2.39. The County will refer people experiencing discrimination in housing to Legal Services of Northern California for help.

Responsible Agency/Department: Community Services Department

Timeframe: Ongoing

Funding: General Fund

Expected Outcome: Distribution of information

TABLE 2-1
SUMMARY OF QUANTIFIED OBJECTIVES
Placer County

PROGRAM CATEGORY		HOUSING UNITS BY INCOME GROUP				
	Applicable Program	Very Low	Low	Moderate	Above Moderate	Total Units
New Construction						
1. Density bonus & other incentives	3, 4, 8, 11, 13, 14, 15, 16, 18	20	30			50
2. Second units	7	40	45			85
3. Hardship mobile homes	11	25	25	35		85
4. Mobile homes on lots	11	10	25	25	25	85
5. Rental density bonuses	12	25	75	25	25	150
6. Group housing	31	5	5	5		15
7. Mixed-use housing	5, 6	10	50	10		70
8. Inclusionary zoning	20, 22	50	100			150
9. Housing authority	9, 18, 21	200	50			250
10. Nonprofit corporation	10, 21	150				150
11. Redevelopment ¹	16	100	100			200
12. Private market	1, 2	200	600	1,500	4,000	6,300
Total:		835	1,105	1,600	4,050	7,590
SPO Fair Share		1,234	918	1,143	1,884	5,178

¹ Contingent on establishing a redevelopment district or districts

TABLE 2-1 (continued)

SUMMARY OF QUANTIFIED OBJECTIVES
Placer County

PROGRAM CATEGORY		HOUSING UNITS BY INCOME GROUP				
Conservation/Rehabilitation	Applicable Program	Very Low	Low	Moderate	Above Moderate	Total Units
	1. Section 8 vouchers	250				250
	2. CDBG rehabilitation program	100	50			150
Tenure			Rentals		Owner Occupied	
			25 percent		75 percent	
Type			Single Family Detached		Multi Family, Mobile Home	
			75 percent		25 percent	

SECTION 3

TRANSPORTATION AND CIRCULATION

STREETS AND HIGHWAYS

Goal 3.A: To provide for the long-range planning and development of the County's roadway system to ensure the safe and efficient movement of people and goods.

Policies

- 3.A1. The County shall plan, design, and regulate roadways in accordance with the functional classification system described in Part I of this Policy Document and reflected in the Circulation Plan Diagram.
- 3.A2. Streets and roads shall be dedicated, widened, and constructed according to the roadway design and access standards generally defined in Section I of this Policy Document and, more specifically, in community plans and the County's Highway Deficiencies Report. Exceptions to these standards may be necessary but should be kept to a minimum and shall be permitted only upon determination by the Public Works Director that safe and adequate public access and circulation are preserved by such exceptions.
- 3.A3. The County shall require that roadway rights-of way be wide enough to accommodate the travel lanes needed to carry long-range forecasted traffic volumes (beyond 2010), as well as any planned bikeways and required drainage, utilities, landscaping, and suitable separations. Minimum right-of-way criteria for each class of roadway in the County are specified in Part I of this Policy Document (see page 29).
- 3.A4. On arterial roadways and thoroughfares, intersection spacing should be maximized. Driveway encroachments along collector and arterial roadways shall be minimized. Access control restrictions for each class of roadway in the County are specified in Part I of this Policy Document (see page 29).
- 3.A5. Through-traffic shall be accommodated in a manner that discourages the use of neighborhood roadways, particularly local streets. This through-traffic, including through truck traffic, shall be directed to appropriate routes in order to maintain public safety and local quality of life.
- 3.A6. The County shall require all new development to provide off-street parking, either on-site or in consolidated lots or structures.
- 3.A7. The County shall develop and manage its roadway system to maintain the following minimum levels of service (LOS).
 - LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D".
 - LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D".

The County may allow exceptions to these level of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors:

- The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard.
- The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.
- The right-of-way needs and the physical impacts on surrounding properties.
- The visual aesthetics of the required improvement and its impact on community identity and character.
- Environmental impacts including air quality and noise impacts.
- Construction and right-of-way acquisition costs.
- The impacts on general safety.
- The impacts of the required construction phasing and traffic maintenance.
- The impacts on quality of life as perceived by residents.
- Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards.

Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.

- 3.A8. The County's level of service standards for the State highway system shall be no worse than those adopted in the Placer County Congestion Management Program (CMP).
- 3.A9. The County shall work with neighboring jurisdictions to provide acceptable and compatible levels of service and joint funding on the roadways that may occur on the circulation network in the Cities and the unincorporated area.
- 3.A10. The County shall strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile.
- 3.A11. The County shall plan and implement a complete road network to serve the needs of local traffic. This road network shall include roadways parallel to regional facilities so that the regional roadway system can function effectively and efficiently. Much of this network will be funded and/or constructed by new development.
- 3.A.12. The County shall require an analysis of the effects of traffic from all land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. Such improvements may include a fair share of improvements that provide benefits to others.
- 3.A.13. The County shall secure financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
- 3.A.14. The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system. Exceptions may be made

when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

- 3.A.15. Placer County shall participate with other jurisdictions and Caltrans in the planning and programming of improvements to the State Highway system, in accordance with state and federal transportation planning and programming procedures, so as to maintain acceptable levels of service for Placer County residents on all State Highways in the County. Placer County shall participate with Caltrans and others to maintain adopted level of service (LOS) standards as follows:
 - a. For State Highways 49, 65, and 267 Placer County's participation shall be in proportion to traffic impacts from its locally-generated traffic.
 - b. The funding of capacity-increasing projects on I-80 shall utilize state and federal sources intended for the improvement of the regional and interstate system such as Flexible Congestion Relief (FCR). Placer County and local development shall not be required to participate financially in the upgrading of I-80 to provide additional capacity for through traffic.
 - c. Placer County assumes no responsibility for funding roadway improvements to the street system within other jurisdictions. Each local jurisdiction shall be responsible for improvements necessary to sustain adopted LOS standards within its jurisdiction limits. Placer County may negotiate participation agreements with other jurisdictions for transportation improvement projects that provide mutual benefit.
- 3.A.16. Placer County shall recommend that a ramp-metering program for the I-80 corridor between Auburn and the Sacramento County line be included in the next Regional Transportation Plan (RTP) prepared by the Placer County Transportation Commission (PCTC). This recommendation is dependent upon the following:
 - a. Such a program shall be implemented along the entire I-80 corridor - including interchanges within Sacramento County and the Cities within Placer County.
 - b. Such a program would be operated in a manner that does not create additional traffic congestion on the local road network.
 - c. Such a program shall compete for funding and priority with other County-recommended projects.
 - d. Such a program shall be shown to be cost-effective by future studies.

Implementation Programs

- 3.1. The County shall review and revise as necessary its roadway design standards to ensure consistency with Part I of this Policy Document. Such standards should include right-of-way dedication requirements for new development to accommodate long-range forecasted traffic volumes (beyond 2010).

Responsibility: Department of Public Works
 Time Frame: FY 94-95
 Funding: Road Fund

- 3.2. The County shall prepare and adopt a Capital Improvement Program (CIP) that includes transportation improvements designed to achieve adopted level of service standards based on a

horizon of at least 20 years. The CIP should be updated at least every 5 years, or concurrently with the approval of any significant modification of the land use allocation assumed in the Placer County travel model.

Responsibility: Department of Public Works
Board of Supervisors
Time Frame: FY 94-95; every five years thereafter
Funding: Road Fund
General Fund

- 3.3. The County shall prepare and adopt a traffic fee allocation process ordinance implementing traffic mitigation fees for the Capital Improvement Program. The fee structure may incorporate or replace existing local traffic fees.

Responsibility: Department of Public Works
Board of Supervisors
Time Frame: FY 94-95
Funding: Road Fund
General Fund

- 3.4. The County shall continue to identify and pursue appropriate new funding sources for transportation improvements.

Responsibility: County Executive Office
Department of Public Works
Time Frame: Ongoing
Funding: Road Fund
General Fund

- 3.5. The County shall coordinate its transportation planning with the Placer County Transportation Commission, Caltrans, cities within the County, and adjacent jurisdictions to develop a consistent methodology to determine the impacts of new development; the transportation system components necessary to mitigate those impacts; the capital, operating, and maintenance costs of the components; and the costs covered by established funding sources.

Responsibility: Department of Public Works
Time Frame: Ongoing
Funding: Road Fund
General Fund

- 3.6. Placer County shall work with the Placer County Transportation Commission, Caltrans, and other jurisdictions to review and monitor level of service standards in the Placer County Congestion Management Program and to update those standards as appropriate.

Responsibility: Department of Public Works
Time Frame: Ongoing
Funding: Road Fund
General Fund

TRANSIT

Goal 3.B: To promote a safe and efficient mass transit system, including both rail and bus, to reduce congestion, improve the environment, and provide viable non-automotive means of transportation in and through Placer County.

Policies

- 3.B.1. The County shall work with transit providers to plan and implement additional transit services within and to the County that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.
- 3.B.2. The County shall promote the provision of high quality transit service in the transit corridors designated in Figure I-7 in Part I of this Policy Document.
- 3.B.3. The County shall consider the need for future transit right-of-way in reviewing and approving plans for development. Rights-of-way may either be exclusive or shared with other vehicles.
- 3.B.4. The County shall pursue all available sources of funding for transit services.
- 3.B.5. The County shall support and pursue the extension of light rail service to Roseville.
- 3.B.6. The County shall support and remain actively involved in expanding the Capital Corridor Service for the needs of commuters.
- 3.B.7. The County shall continue to explore development of other rail systems, such as Roseville to Marysville service, to serve Placer County residents, workers, and businesses.
- 3.B.8. The County shall undertake, as funding permits, and participate in studies of inter-regional recreational transit services, such as rail, to the Sierra.
- 3.B.9. The County shall require development of transit services by ski resorts and other recreational providers in the Sierra to meet existing and future recreational demand.
- 3.B.10. The County shall consider the transit needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.
- 3.B.11. The County shall support efforts to provide demand-responsive service ("paratransit") and other transportation services for those unable to use conventional transit.
- 3.B.12. The County shall encourage the development of facilities for convenient transfers between different transportation systems. (e.g., train-to-bus, bus-to-bus)
- 3.B.13. The County shall designate transportation corridors that provide linkages with other regional transportation corridors, Light Rail Terminus Stations, and major transportation facilities.

Implementation Programs

- 3.7. The County shall work with the Placer County Transportation Commission in periodically reviewing and updating its short-range transit plan at least as often as required by State law.

Responsibility: Department of Public Works
 Time Frame: FY 94-95; every five years thereafter
 Funding: Transportation Development Act funds

- 3.8. The County shall work with the Placer County Transportation Commission in preparing, adopting, and implementing a long-range strategic transit master plan to develop and maintain a viable transit system for the County. The master plan should include planning for transit corridors. The plan should be reviewed and updated on a regular basis.

Responsibility: Department of Public Works
 Time Frame: FY 94-95
 Funding: Transportation Development Act funds

- 3.9. The County shall continue to participate in planning for and implementing improved passenger rail service to Placer County, including the proposed Auburn/Sacramento/Oakland/San Jose service.

Responsibility: Department of Public Works
 Time Frame: Ongoing
 Funding: Transportation Development Act funds

- 3.10. The County shall work with other agencies to identify transit corridors and to acquire abandoned rights-of-way and preserve right-of-way and tracks structures within transit corridors.

Responsibility: Department of Public Works
 Time Frame: Ongoing
 Funding: Grants
 Road Fund

- 3.11. The County shall work with Caltrans and other agencies to determine the need for additional or expanded park-and-ride lots and to identify additional sites for such lots.

Responsibility: Department of Public Works
 Time Frame: Ongoing
 Funding: Transportation Development Act funds
 Grants

- 3.12. The County shall assist transit planning agencies and transit providers in assessing transit demand and the adequacy of existing services.

Responsibility: Department of Public Works
 Time Frame: Ongoing
 Funding: Transportation Development Act funds

- 3.13. The County shall prepare and adopt land use and design standards for areas within designated transit corridors consistent with the policies and standards in this Policy Document. The County shall also develop design standards that can be applied in all urban/suburban areas to promote transit accessibility and use, and require the provisions of transit amenities as conditions of project approval.

Responsibility: Department of Public Works
Planning Department
Time Frame: After FY 97-98 (if initiated by County) or as part of specific plan process
Funding: General Fund

- 3.14. The County shall work with other agencies to identify and pursue funding for transit.

Responsibility: County Executive Office
Department of Public Works
Time Frame: Ongoing
Funding: Transportation Development Act funds

- 3.15. As appropriate, the County shall adopt resolutions in support of local, state, and federal legislation and funding for rail service.

Responsibility: Board of Supervisors
Time Frame: Ongoing
Funding: N/A

- 3.16. The County shall adopt and implement funding mechanisms to support adopted transit plans throughout the County. Such mechanisms may include service area fees and transit impact fees.

Responsibility: Department of Public Works
Time Frame: Ongoing
Funding: Transportation Development Act funds

- 3.17. The County shall participate in a multi-modal corridor study of the I-80 corridor that will explore improvements to passenger rail service and high occupancy vehicle (HOV) facilities to maximize the person-carrying capacity of the corridor.

Responsibility: Department of Public Works
Time Frame: Ongoing
Funding: Road Fund

TRANSPORTATION SYSTEMS MANAGEMENT (TSM)

Goal 3.C: To maximize the efficient use of transportation facilities so as to: 1) reduce travel demand on the County's roadway system; 2) reduce the amount of investment required in new or expanded facilities; 3) reduce the quantity of emissions of pollutants from automobiles; and 4) increase the energy-efficiency of the transportation system.

Policies

- 3.C.1. The County shall promote the use of transportation systems management (TSM) programs that divert automobile commute trips to transit, walking, and bicycling.
- 3.C.2. The County shall promote the use, by both the public and private sectors, of TSM programs that increase the average occupancy of vehicles.

- 3.C.3. The County shall work with other responsible agencies to develop other measures to reduce vehicular travel demand and meet air quality goals.
- 3.C.4. During the development review process, the County shall require that proposed projects meet adopted Trip Reduction Ordinance (TRO) requirements.

Implementation Programs

- 3.18. The County shall regularly monitor performance under its Trip Reduction Ordinance (TRO) and shall periodically review its TRO and revise it as necessary.

Responsibility: Department of Public Works
Board of Supervisors
Time Frame: Ongoing
Funding: Grants
Road Funds

- 3.19. The County shall work with Placer County cities and other agencies, such as Sacramento RIDESHARE and South Placer County Transportation Management Agency (TMA), in developing programs and facilities.

Responsibility: Department of Public Works
Board of Supervisors
Time Frame: Ongoing
Funding: Grants
Road Funds

NON-MOTORIZED TRANSPORTATION

Goal 3.D: To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation.

Policies

- 3.D.1. The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the County's major employment and housing areas and between its existing and planned bikeways.
- 3.D.2. The County shall work with neighboring jurisdictions to coordinate planning and development of the County's bikeways and multi-purpose trails with those of neighboring jurisdictions.
- 3.D.3. The County shall pursue all available sources of funding for the development and improvement of trails for non-motorized transportation (bikeways, pedestrian, and equestrian).
- 3.D.4. The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information.
- 3.D.5. The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.

- 3.D.6. The County shall support the development of parking areas near access to hiking and equestrian trails.
- 3.D.7. The County shall, where appropriate, require new development to provide sheltered public transit stops, with turnouts.

[See also policies/programs under Goal 5.C., Recreational Trails]

Implementation Programs

- 3.20. The County shall review and revise its Bikeways/Trails Master Plan consistent with the General Plan.
- Responsibility: Department of Public Works
Time Frame: FY 94-95
Funding: Grants
Road Funds
- 3.21. The County shall require that bikeways recommended in the Bikeways/Trails Master Plan be developed when roadway projects are constructed and when street frontage improvements are required of new development.
- Responsibility: Department of Public Works
Time Frame: Ongoing
Funding: Developer fees
Road Fund
Grants
- 3.22. The County shall continue to use state standards as guidelines for construction of bicycle lanes and bicycle trails.
- Responsibility: Department of Public Works
Time Frame: Ongoing
Funding: N/A
- 3.23. The County shall prepare and periodically update an easy-to-use bicycle route map and shall make it available to County residents and employees.
- Responsibility: Department of Public Works
Time Frame: FY 94-95
Funding: Road Fund
- 3.24. The County should develop and adopt standards for bicycle, pedestrian, and equestrian facilities. These standards should vary by types of land use and terrain.
- Responsibility: Department of Public Works
Board of Supervisors
Time Frame: FY 94-95
Funding: General Fund

GOODS MOVEMENT

Goal 3.E: To maintain a balanced freight transportation system to provide for the safe and efficient movement of goods.

Policies

- 3.E.1. The County shall promote efficient inter-regional goods movement in the I-80 corridor.
- 3.E.2. The County shall encourage continued freight service on the Southern Pacific rail line.
- 3.E.3. The County shall plan for and maintain a roadway system that provides for efficient and safe movement of goods within Placer County.
- 3.E.4. The County should assist public and private agencies in integrating railroad freight services into regional transportation and economic development strategies.
- 3.E.5. The County shall support federal and state efforts to levy higher user charges for mitigating truck traffic impacts.
- 3.E.6. The County shall investigate and encourage the use of heavy rail for interurban transport of goods and materials in the I-80 corridor.
- 3.E.7. The County shall participate in regional coordination efforts to assure that land use and transportation plans are integrated with rail development plans.

Implementation Programs

- 3.25. The County shall develop and adopt transportation design standards that address truck traffic conflicts with transit, bicycles, and foot traffic.

Responsibility: Department of Public Works
Time Frame: FY 94-95
Funding: Road Fund
- 3.26. The County shall participate in a multi-modal corridor study of the I-80 corridor to examine opportunities to reduce truck traffic and increase rail capacity.

Responsibility: Department of Public Works
Time Frame: Ongoing
Funding: Grants

AIR TRANSPORTATION

Goal 3.F: To promote the maintenance and improvement of general and commercial aviation facilities within the parameters of compatible surrounding land uses.

Policies

- 3.F.1. The County shall support the continued use of the Auburn Municipal Airport, the Lincoln

Municipal Airport, and the Truckee-Tahoe Airport as general purpose airports.

3.F.2. The County shall work with the Airport Land Use Commission in the planning of land uses around the Auburn Municipal Airport, the Lincoln Municipal Airport, and the Truckee-Tahoe Airport to ensure protection of airport operations from urban encroachment.

3.F.3. The County shall support the continued use of the Blue Canyon Airport as an emergency airstrip.

Implementation Programs

3.27. The County shall provide the necessary maintenance of the Blue Canyon Airport to support its continued use for emergency operations.

Responsibility: Department of Public Works

Time Frame: Ongoing

Funding: State Grants

SECTION 4

PUBLIC FACILITIES AND SERVICES

GENERAL PUBLIC FACILITIES AND SERVICES

Goal 4.A: To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.

Policies

- 4.A.1. Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.
- 4.A.2. The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:
 - a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and
 - b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.
- 4.A.3. The County shall require that new urban development is planned and developed according to urban facility standards.
- 4.A.4. The County shall require proposed new development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding.
- 4.A.5. The County shall ensure that library facilities are provided to current and future residents in the unincorporated area. The County shall also require new development to fund its fair share of library facilities.

Implementation Programs

- 4.1. The County, in consultation with school districts and other service providers, shall establish thresholds beyond which new residential development will be restricted until adequate public services and facilities are provided. The extent of development limitations should reflect the severity of the service and facility needs.

Responsibility:	Public Works Department Facility Services Department Special Districts Planning Department
Time Frame:	FY 94-95; ongoing
Funding:	General Fund

- 4.2. The County should establish an annual monitoring and reporting program to evaluate facility capacity and service levels.

Responsibility: County Executive
Public Works Department
Facility Services Department
Planning Department
Time Frame: Ongoing
Funding Source: Community Service Areas
Road Fund
General Fund

- 4.3. The County should ensure that capital improvement programs (CIPs) or area facilities plans are prepared in conjunction with new community plans and specific plans and annually-updated. These CIPs should identify improvement needs for the succeeding five-year period.

Responsibility: County Executive
Department of Public Works
Planning Department
Time Frame: Annually
Funding Source: Permit Fees
General Fund

- 4.4. The County shall continue to require developers to obtain will-serve letters from all providers of public facilities and services to new development.

Responsibility: Project Proponents
Time Frame: Ongoing (letters to be provided prior to final project approval)
Funding: N/A

- 4.5. The County shall establish a program which creates underground conversion districts and establishes priorities for the undergrounding of utilities within specified scenic corridors. The program shall also adopt an ordinance for the payment of in-lieu fees where it is infeasible to underground.

Responsibility: Public Works Department
Time Frame: FY 94-95; ongoing
Funding: General Fund
Permit Fees

PUBLIC FACILITIES AND SERVICES FUNDING

Goal 4.B: To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

Policies

- 4.B.1. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be

identified to offset foregone revenues.

- 4.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.
- 4.B.3. The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. This includes working with the cities to require new development within city limits to mitigate impacts on Countywide facilities and services.
- 4.B.4. The County shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the County.
- 4.B.5. When adopting, amending, and imposing fees and developer exactions, the County shall consider the effects of such fees and exactions on project economics and the County's development goals, and for residential development, housing affordability. This consideration shall recognize any increase in the value of property resulting from County-granted entitlements, including the redesignation of agricultural land for development.
- 4.B.6. The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. A major project is a residential project with 100 or more dwelling units or a commercial, professional office or industrial development on 10 or more acres of land.

Implementation Programs

- 4.6. The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, and County service areas.

Responsibility: Department of Public Works
 Facility Services Department
 Planning Department
 County Executive
 County Counsel
 Board of Supervisors

Time Frame: FY 94-95

Funding Source: General Fund

- 4.7. The County shall adopt fee schedules for new development to fund needed public facilities and services.

Responsibility: Department of Public Works

Facility Services Department
 Planning Department
 County Executive
 County Counsel
 Board of Supervisors

Time Frame: FY 94-95
 Funding Source: General Fund

WATER SUPPLY AND DELIVERY

Goal 4.C: To ensure the availability of an adequate and safe water supply and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply.

Policies

- 4.C.1. The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.
- 4.C.2. The County shall approve new development based on the following guidelines for water supply:
 - a. Urban and suburban development should rely on public water systems using surface supply.
 - b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.
 - c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.
- 4.C.3. The County shall encourage water purveyors to require that all new water services be metered.
- 4.C.4. The County shall require that water supplies serving new development meet state water quality standards.
- 4.C.5. The County shall require that new development adjacent to bodies of water used as domestic water sources adequately mitigate potential water quality impacts on these water bodies.
- 4.C.6. The County shall promote efficient water use and reduced water demand by:
 - a. Requiring water-conserving design and equipment in new construction;
 - b. Encouraging water-conserving landscaping and other conservation measures;
 - c. Encouraging retrofitting existing development with water-conserving devices; and
 - d. Encouraging water-conserving agricultural irrigation practices.
- 4.C.7. The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.
- 4.C.8. When considering formation of new water service agencies, the County shall favor systems

owned and operated by a governmental entity over privately- or mutually-owned systems. The County will continue to authorize new privately- or mutually-owned systems only if system revenues and water supplies are adequate to serve existing and projected growth for the life of the system. The County shall ensure this through agreements or other mechanisms setting aside funds for long term capital improvements and operation and maintenance.

- 4.C.9. The County shall support opportunities for groundwater users in problem areas to convert to surface water supplies.
- 4.C.10. The County shall promote the development of surface water supplies for agricultural use in the western part of the County.
- 4.C.11. The County shall protect the watersheds of all bodies of water associated with the storage and delivery of domestic water by limiting grading, construction of impervious surfaces, application of fertilizers, and development of septic systems within these watersheds.
- 4.C.12. The County shall limit the annual rate of growth to 3 percent in areas where domestic water is supplied by individual or community wells. Where surface water supplies provide domestic water, the amount of growth shall be limited to what can be served by available surface water supplies assuming a 4-year drought period and usage of one acre foot of water per year per household.
- 4.C.13. In implementation of groundwater use policies, the County will recognize the significant differences between groundwaters found in bedrock or 'hardrock' formations of the foothill/mountain region and those groundwaters found in the alluvial aquifers of the valley. The County should make distinctions between these water resources in its actions.

Implementation Programs

- 4.8. The County shall work with local water purveyors and members of the California Groundwater Association, Mother Lode Branch, to adopt and implement a water availability monitoring program that includes the following components:
 - a. A private well sampling program to evaluate the quality of groundwater supplied to newly constructed private domestic wells;
 - b. A program to evaluate the quantity and quality of groundwater in small public water systems (the County shall support state monitoring of larger systems); and
 - c. A program to monitor and evaluate surface water quality in major reservoirs and rivers, and
 - d. A geo-based, digitized database which plots groundwater and water well information, and shall become the basis of conclusions about groundwater quality and quantity.

Responsibility: Environmental Health Division
 Domestic water purveyors
 California Groundwater Association (a professional organization)

Time Frame: As funding becomes available

Funding: User fees
 CSA fees for service
 Grants and loans

- 4.9. The County shall initiate a review of any water system that persistently fails to meet applicable standards and shall encourage consolidation or regionalization of surface water treatment systems

to address problems in common.

Responsibility: Environmental Health Division
Major water purveyors
Time Frame: As needed
Funding: State MOU funds
General Fund

- 4.10. The County should identify precise locations of severe groundwater contamination or overdrafting. The County shall work with water users in these areas to investigate methods for shifting to reliance on surface water supplies or other appropriate solutions.

Responsibility: Health Department
Department of Public Works
Time Frame: As needed
Funding: General Fund or other identified source

[See also policies/programs under Goal 6.A., Water Resources]

SEWAGE COLLECTION, TREATMENT, AND DISPOSAL

Goal 4.D: To ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste.

Policies

- 4.D.1. The County shall limit the expansion of urban communities to areas where community wastewater treatment systems can be provided.
- 4.D.2. The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.
- 4.D.3. The County shall discourage extension of sewer service outside of city spheres of influence and community plan areas, except in limited circumstances to resolve a public health hazard resulting from existing development, or where there is a substantial overriding public benefit.
- 4.D.4. The County shall promote efficient water use and reduced wastewater system demand by:
- a. Requiring water-conserving design and equipment in new construction;
 - b. Encouraging retrofitting with water-conserving devices; and
 - c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
- 4.D.5. The County shall encourage pretreatment of commercial and industrial wastes prior to their entering community collection and treatment systems.
- 4.D.6. The County shall promote functional consolidation of wastewater facilities.
- 4.D.7. The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other

health hazards.

- 4.D.8. The County shall require that the on-site treatment, development, operation, and maintenance of disposal systems complies with the requirements and standards of the County Division of Environmental Health.
- 4.D.9. The County shall require septic tank maintenance by a public entity as a condition of tentative map approval for major subdivisions in which septic tanks are to be used.
- 4.D.10. The County shall continue use of current technically-based criteria in review and approval of septic tank/leachfield systems for rural development.
- 4.D.11. The County shall facilitate extension of septic tank effluent pumping (STEP) service or conventional wastewater collection service to areas with failing on-site systems.

Implementation Program

- 4.11. The County shall investigate development of septage disposal facilities at one or more appropriate sites within Placer County so that disposal at out-of-County facilities is not required.

Responsibility: Department of Public Works
 Division of Environmental Health
 Time Frame: FY 94-95
 Funding: General Fund

STORMWATER DRAINAGE

Goal 4.E: To collect and dispose of stormwater in a manner that least inconveniences the public, reduces potential water-related damage, and enhances the environment.

Policies

- 4.E.1. The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.
- 4.E.2. The County shall support efforts to acquire land or obtain easements for drainage and other public uses of floodplains where it is desirable to maintain drainage channels in a natural state.
- 4.E.3. The County shall consider using stormwater of adequate quality to replenish local groundwater basins, restore wetlands and riparian habitat, and irrigate agricultural lands.
- 4.E.4. The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County Land Development Manual.
- 4.E.5. The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.
- 4.E.6. The County shall continue to support the programs and policies of the watershed flood control plans developed by the Flood Control and Water Conservation District.

- 4.E.7. The County shall prohibit the use of underground storm drain systems in rural and agricultural areas, unless no other feasible alternatives are available for conveyance of stormwater from new development or when necessary to mitigate flood hazards.
- 4.E.8. The County shall consider recreational opportunities and aesthetics in the design of stormwater ponds and conveyance facilities.
- 4.E.9. The County shall encourage good soil conservation practices in agricultural and urban areas and carefully examine the impact of proposed urban developments with regard to drainage courses.
- 4.E.10. The County shall strive to improve the quality of runoff from urban and suburban development through use of appropriate and feasible mitigation measures including, but not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, and other best management practices (BMPs).
- 4.E.11. The County shall require new development to adequately mitigate increases in stormwater peak flows and/or volume. Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County.
- 4.E.12. The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.
- 4.E.13. The County shall require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.
- 4.E.14. The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.
- 4.E.15. The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District).
- 4.E.16. The County shall strive to protect domestic water supply canal systems from contamination resulting from spillage or runoff.
- 4.E.17. The County shall, wherever feasible, require that proponents of new projects encase, or otherwise protect from contamination, domestic water supply canals where they pass through developments with lot sizes of 2.3 acres or less; where subdivision roads are constructed within 100 feet upslope or upstream from canals; and within all commercial, industrial, institutional, and multi-family developments.
- 4.E.18. The County shall require that proponents of new projects fence domestic water supply canals where they pass through development with lot sizes between 2.3 and 4.6 acres; and on a case-by-case basis as determined by the entity responsible for the canal. This fencing shall be installed inside the project property line, and the proponent or subsequent landowner shall be responsible for fence maintenance. Said fencing shall be designed to impede pedestrian trespass of the canal

area and to impede any dumping of materials into the canal.

Implementation Programs

- 4.12. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, and water conservation plans of the Placer County Flood Control and Water Conservation District.

Responsibility: Department of Public Works
Board of Supervisors
Time Frame: Ongoing
Funding: Development Fees
General Fund

- 4.13 The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under state and federal stormwater quality programs.

Responsibility: Department of Public Works
Board of Supervisors
Time Frame: Ongoing
Funding: Development Fees
General Fund

- 4.14. The County shall develop brochures and other methods to educate the public and developers regarding the potential impacts of development on drainage, flooding, and water quality.

Responsibility: Department of Public Works
Flood Control and Water Conservation District
Department of Environmental Health
Time Frame: FY 94-95; ongoing
Funding: General Fund

FLOOD PROTECTION

Goal 4.F: To protect the lives and property of the citizens of Placer County from hazards associated with development in floodplains and manage floodplains for their natural resource values.

Policies

- 4.F.1. The County shall require that arterial roadways and expressways, residences, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event.
- 4.F.2. The County shall recognize floodplains as a potential public resource to be managed and maintained for the public's benefit.
- 4.F.3. The County shall continue to work closely with the U.S. Army Corps of Engineers, the resource conservation district, the Federal Emergency Management Agency, the State Department of Water Resources, and the Placer County Flood Control District, in defining existing and potential flood problem areas.

- 4.F.4. The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully-developed, unmitigated runoff conditions.
- 4.F.5. The County shall attempt to maintain natural conditions within the 100-year floodplain of all rivers and streams except under the following circumstances:
- a. Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Game regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or
 - b. When facilities for the treatment of urban runoff can be located in the floodplain, provided that there is no destruction of riparian vegetation.
- 4.F.6. The County shall continue to coordinate efforts with local, state, and federal agencies to achieve adequate water quality and flood protection.
- 4.F.7. The County shall cooperate with the Placer County Flood Control and Water Conservation District, surrounding jurisdictions, the cities in the County, and other public agencies in planning and implementing regional flood control improvements.
- 4.F.8. The County shall, where possible, view flood waters as a resource to be used for waterfowl habitat, aquifer recharge, fishery enhancement, agricultural water supply, and other suitable uses.
- 4.F.9. The County shall continue to implement floodplain zoning and undertake other actions required to comply with state floodplain requirements, and to maintain the County's eligibility under the Federal Flood Insurance Program.
- 4.F.10. The County shall preserve or enhance the aesthetic qualities of natural drainage courses in their natural or improved state compatible with flood control requirements and economic, environmental, and ecological factors.
- 4.F.11. To the extent that funding is available, the County shall work to solve flood control problems in areas where existing development has encroached into a floodplain.
- 4.F.12. The County shall promote the use of natural or non-structural flood control facilities, including off-stream flood control basins, to preserve and enhance creek corridors.
- 4.F.13. The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.
- 4.F.14. The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County's Land Development Manual.

[See also policies/programs under Goal 8.B., Flood Hazards.]

LANDFILLS, TRANSFER STATIONS, AND SOLID WASTE RECYCLING

Goal 4.G: To ensure the safe and efficient disposal or recycling of solid waste generated in Placer County.

Policies

- 4.G.1. The County shall require waste collection in all new urban and suburban development.
- 4.G.2. The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.
- 4.G.3. The County shall require discretionary permit approval for all new waste disposal facilities.
- 4.G.4. The County shall ensure that solid waste disposal facilities do not contaminate surface or groundwater in violation of state standards.
- 4.G.5. The County shall promote the siting of new solid waste collection and transfer facilities in locations as close as practical to the areas they serve.
- 4.G.6. The County shall ensure that landfills and transfer stations are buffered from incompatible development.
- 4.G.7. The County shall require that all new development complies with applicable provisions of the Placer County Integrated Waste Management Plan.
- 4.G.8. The County shall encourage the development of regional and community-based recycling facilities in heavy commercial and industrial areas.
- 4.G.9. The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.
- 4.G.10. The County shall encourage the establishment and implementation of a recycling market development zone in Placer County.
- 4.G.11. When considering land use changes in the vicinity of a landfill operation, the County shall consider the landfill as the dominant land use in the area. In order to protect these facilities from incompatible encroachment, new residential land uses shall be separated from the property lines of active and future landfill sites by a buffer of one mile. Such buffers do not apply to closed landfills or solid waste transfer stations. Other uses will be required to provide buffers as described in Table I-5. The intent of this policy is to prohibit the creation of new parcels for residential use within one mile of the landfill; not to prohibit construction of a residence on an existing legal building site within this area.

Implementation Programs

- 4.15. The County shall develop and adopt an ordinance requiring solid waste collection in all new urban and suburban development.

Responsibility: Department of Public Works

Time Frame: FY 94-95
Funding: General Fund

- 4.16. The County shall monitor landfills during operation and after closure to detect groundwater contamination and gas mitigation.

Responsibility: Department of Public Works
Division of Environmental Health
Time Frame: Ongoing
Funding: General Fund

- 4.17. The County shall cooperate with the cities of the County to study the feasibility of a methane gas recovery operation.

Responsibility: Department of Public Works
Time Frame: FY 95-96
Funding: General Fund

- 4.18. The County shall prepare, adopt, and regularly review and revise as necessary an Integrated Waste Management Plan.

Responsibility: Department of Public Works
Time Frame: Ongoing; as necessary
Funding: General Fund

- 4.19. The County shall provide incentives to businesses that use locally-recycled materials as part of their manufacturing processes. These incentives may include relaxation of development standards and/or fast-track permitting.

Responsibility: Department of Public Works
Economic Development Department
Time Frame: Ongoing
Funding: N/A

- 4.20. The County shall assist the Western Placer Waste Management Authority in the establishment of a material recovery facility at or near the Western Regional Sanitary Landfill.

Responsibility: Western Placer Waste Management Authority
Department of Public Works
Planning Department
Time Frame: FY 94-95
Funding: Public Bonds

LAW ENFORCEMENT

- Goal 4.H.** To provide adequate sheriff's services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the County.

Policies

- 4.H.1. Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):
 - a. 1:1,000 for unincorporated areas
 - b. 1:7 for jail population
 - c. 1:16,000 total County population for court and civil officers
- 4.H.2. The County Sheriff shall strive to maintain the following average response times for emergency calls for service:
 - a. 6 minutes in urban areas
 - b. 8 minutes in suburban areas
 - c. 15 minutes in rural areas
 - d. 20 minutes in remote rural areas
- 4.H.3. Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards.
- 4.H.4. The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.
- 4.H.5. The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design.

FIRE PROTECTION SERVICES

Goal 4.I: To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.

Policies

- 4.I.1. The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings):
 - a. ISO 4 in urban areas
 - b. ISO 6 in suburban areas
 - c. ISO 8 in rural areas
- 4.I.2. The County shall encourage local fire protection agencies in the County to maintain the following standards (expressed as average response times to emergency calls):
 - a. 4 minutes in urban areas
 - b. 6 minutes in suburban areas
 - c. 10 minutes in rural areas

- 4.I.3. The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.
- 4.I.4. The County shall work with local fire protection agencies to identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses.
- 4.I.5. The County shall work with local fire protection agencies and implement ordinances to control fire losses and fire protection costs through continued use of automatic fire detection, control, and suppression systems.
- 4.I.6. The County shall continue to promote standardization of operations among fire protection agencies and improvement of fire service levels.
- 4.I.7. The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources.
- 4.I.8. The County shall work with local fire protection agencies to maintain a prefire planning program with selected high-risk occupancies reviewed at least annually.
- 4.I.9. The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.
- 4.I.10. The County shall work with local fire protection agencies to inventory and eliminate structurally unsafe and fire-hazardous housing units that are beyond repair or rehabilitation.
- 4.I.11. The County shall encourage local fire protection agencies to provide and maintain advanced levels of emergency medical services (EMS) to the public.

[See also the policies/programs under Goal 8.C, Fire Hazards.]

SCHOOLS

Goal 4.J: To provide for the educational needs of Placer County residents.

Quality of Education Policies

- 4.J.1. The County should continue to assist school districts in providing quality education facilities that will accommodate projected student growth.
- 4.J.2. The County shall encourage the provision of social, recreational, and educational services that complement and enrich those provided by public and private educational facilities.

Planning for School Sites/Facilities Policies

- 4.J.3. The County shall work cooperatively with school districts in monitoring housing, population, and school enrollment trends and in planning for future school facility needs, and shall assist school districts in locating appropriate sites for new schools.

- 4.J.4. The County's land use planning should be coordinated with the planning of school facilities and should involve school districts in the early stages of the land use planning process.
- 4.J.5. The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.
- 4.J.6. The County should include schools among those public facilities and services that are considered an essential part of the infrastructure that should be in place as development occurs.
- 4.J.7. The County shall consider school district plans in establishing acceptable levels of service for schools, determining school location and land and facility needs, and determining appropriate financing methods. The County should designate existing and future school sites in community plans and specific plans to accommodate school district needs.
- 4.J.8. The County shall encourage school facility siting that establishes schools as focal points within the neighborhood and community.
- 4.J.9. The County shall encourage the location of schools in areas with safe pedestrian and bicycle access.

Facility Needs/Funding

- 4.J.10. The provision of adequate school facilities is a community priority. The County and school districts will work closely to secure adequate funding for new school facilities and, where legally feasible, the County shall provide a mechanism which, along with state and local sources, requires development projects to satisfy an individual school district's financing program based upon their impactation.
- 4.J.11. The County and residential developers should coordinate with the school districts to ensure that needed school facilities are available for use in a timely manner. The County, to the extent possible, shall require that new school facilities are constructed and operating prior to the occupation of the residences which the schools are intended to serve.
- 4.J.12. The County shall support enactment of state legislation to finance the construction of new schools and shall support the modification of state laws and regulations to improve the funding of new school sites and facilities.
- 4.J.13. Before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.

Joint Use of Facilities and Plans

- 4.J.14. Whenever possible, the County shall support and participate with school districts in joint development of recreation areas, turf areas, and multi-purpose buildings.
- 4.J.15. The County and the school districts should work together in using existing school facilities for non-school-related and child care activities.

4.J.16. The County should encourage use of schools as community centers to provide a range of services.

Higher Education

4.J.17. The County shall work with Sierra College to ensure that higher education programs and facilities are available to Placer County.

SECTION 5

SECTION 5

RECREATIONAL AND CULTURAL RESOURCES

PUBLIC RECREATION AND PARKS

Goal 5.A: To develop and maintain a system of conveniently-located, properly-designed parks and recreational facilities to serve the needs of present and future residents, employees, and visitors.

Policies

- 5.A.1. The County shall strive to achieve and maintain a standard of 5 acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 population.
- 5.A.2. The County shall strive to achieve the following park facility standards:
 - a. 1 tot lot per 1,000 residents
 - b. 1 playground per 3,000 residents
 - c. 1 tennis court per 6,000 residents
 - d. 1 basketball court per 6,000 residents
 - e. 1 hardball diamond per 3,000 residents
 - f. 1 softball/little league diamond per 3,000 residents
 - g. 1 mile of recreation trail per 1,000 residents
 - h. 1 youth soccer field per 2,000 residents
 - i. 1 adult field per 2,000 residents
 - j. 1 golf course per 50,000 residents
- 5.A.3. The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development. The park classification system shown in Table 5-1 should be used as a guide to the type of the facilities to be developed in achieving these standards.
- 5.A.4. The County shall consider the use of the following open space areas as passive parks to be applied to the requirement for 5 acres of passive park area for every 1,000 residents.
 - a. Floodways
 - b. Protected riparian corridors and stream environment zones
 - c. Protected wildlife corridors
 - d. Greenways with the potential for trail development
 - e. Open water (e.g., ponds, lakes, and reservoirs)
 - f. Protected woodland areas.
 - g. Protected sensitive habitat areas providing that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species.)

- Buffer areas are not considered as passive park areas if such areas are delineated by setbacks within private property. Where such areas are delineated by public easements or are held as common areas with homeowner/property owner access or public access, they will be considered as passive park areas provided that there are opportunities for passive recreational use.
- 5.A.5. The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.
- 5.A.6. The County shall coordinate funding and programs administered by the County and other agencies, where appropriate, to obtain optimum recreation facilities development.
- 5.A.7. The County shall consider the creation of assessment districts, County service areas, community facilities districts, or other types of districts to generate funds for the acquisition and development, maintenance and administration of parkland and/or historical properties as development occurs in the County.

TABLE 5-1
PARK CLASSIFICATION SYSTEM

Park Type	Use Description	Desirable Site Characteristics
Mini-Park (2 acres or less)	Specialized facilities that serve a concentrated or limited population or specific group, such as children or senior citizens.	Within neighborhoods and close to high-density housing or housing for the elderly.
Neighborhood Park (2 to 15 acres)	Area for intense recreational activities, such as field games, court games, playground apparatus, skating, picnicking.	Easily-accessible to neighborhood population (geographically centered with safe walking and bike access).
Community Park (15 or more acres)	Area of diverse environmental quality. May include areas suited for intense recreational activities. May be an area of natural quality for outdoor recreation, such as walking, viewing, and picnicking. May be any combination of the above, depending on site suitability and community need.	May include natural features, such as water bodies. Easily-accessible to neighborhood served.
Linear Park	Area developed for one or more modes of travel, such as hiking, biking, horseback riding, or cross-country skiing.	Built or natural corridors, such as utility rights-of-way, that link other elements of the recreation system or community facilities, such as school, libraries, commercial areas, and other park areas.
Special Use	Areas for specialized or single-purpose recreational activities such as golf courses, nature centers, marinas, arenas, outdoor theaters, downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archaeological significance. Also boulevards and parkways.	
Conservancy Areas	Protection and management of the natural/cultural environment with recreation use as a secondary objective.	Variable, depending on the resource being protected.

- 5.A.8. The County shall strive to maintain a well-balanced distribution of local parks, considering the character and intensity of present and planned development and future recreation needs.
- 5.A.9. The County shall give priority to early acquisition of park sites in newly-developing areas through many means including the use of public financing or land dedication.
- 5.A.10. The County shall ensure that park design is appropriate to the recreational needs and, where feasible, access capabilities of all residents, employees, and visitors of Placer County.
- 5.A.11. Regional and local recreation facilities should reflect the character of the area and the existing and anticipated demand for such facilities.
- 5.A.12. The County shall encourage recreational development that complements the natural features of the area, including the topography, waterways, vegetation, and soil characteristics.
- 5.A.13. The County shall ensure that recreational activity is distributed and managed according to an area's carrying capacity, with special emphasis on controlling adverse environmental impacts, conflict between uses, and trespass. At the same time, the regional importance of each area's recreation resources shall be recognized.
- 5.A.14. The County shall encourage federal, state, and local agencies currently providing recreation facilities to maintain, at a minimum, and improve, if possible, their current levels of service.
- 5.A.15. The County shall promote the provision of non-membership-restricted hunting areas on public and private land in the western part of the County.
- 5.A.16. The County should not become involved in the operation of organized, activity-oriented recreation programs, especially where a local park or recreation district has been established.
- 5.A.17. The County should be directly involved in the development and operation of community and neighborhood park facilities. These include outdoor recreation facilities to support traditional pursuits such as baseball, soccer, basketball, hiking, walking, riding and picnicking. Where appropriate, the County should consider cooperative agreements with a local park or recreation district to operate County facilities where this would enhance the efficient delivery of parks and recreation services to County residents.
- 5.A.18. The County shall encourage local special purpose agencies in areas not served by a recreation district which are not currently supplying recreation services to examine the feasibility of supplying such services.
- 5.A.19. The County shall encourage the development of parks near public facilities such as schools, community halls, libraries, museums, prehistoric or historic sites, and open space areas and shall encourage joint-use agreements whenever possible.
- 5.A.20. The County shall promote cooperation between agencies to ensure flexibility in the development of park areas and recreational services to respond to changing trends in recreation activities.

- 5.A.21. The County shall encourage the development of public and private campgrounds and recreational vehicle parks where environmentally appropriate. The intensity of such development should not exceed the environmental carrying capacity of the site and its surroundings.
- 5.A.22. The County shall encourage compatible recreational use of riparian areas along streams and creeks where public access can be balanced with environmental values and private property rights.
- 5.A.23. The County shall require that park and recreation facilities required in conjunction with new development be developed in a timely manner so that such facilities are available concurrently with new development.
- 5.A.24. The County shall encourage public and private park and recreation agencies to acknowledge the natural resource values present at park sites during the design of a new facility.
- 5.A.25. The County shall encourage the establishment of activity-oriented recreation programs for all urban and suburban areas of the County. Such programs shall be provided by jurisdictions other than Placer County including special districts, recreation districts or public utility districts.

Implementation Programs

- 5.1. The County shall work with local, state, and federal agencies to complete a comprehensive inventory of all parks and recreation areas and services in the County and to identify other areas suitable for park acquisition and development. The County shall consider preparation of a County park and recreation master plan to provide a policy framework for independent implementation by the cooperating agencies.

Responsibility: Parks Department
 Time Frame: Ongoing
 Funding: As funds are available

- 5.2. As new development occurs, the County shall consider forming County service areas (CSAs) that have the authority to receive dedications or grants of land or funds, plus the ability to charge fees for acquisition, development, maintenance and operation of parks, open space, and riding, hiking, and bicycle trails.

Responsibility: Parks Department
 Time Frame: Ongoing
 Funding: Various

PRIVATE RECREATIONAL FACILITIES AND OPPORTUNITIES

Goal 5.B: To encourage development of private recreational facilities.

Policies

- 5.B.1. The County shall encourage development of private recreation facilities to reduce demands on public agencies.

RECREATIONAL TRAILS

Goal 5.C: To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation and transportation and circulation.

Policies

- 5.C.1. The County shall support development of a Countywide trail system designed to achieve the following objectives:
- a. Provide safe, pleasant, and convenient travel by foot, horse, or bicycle;
 - b. Link residential areas, schools, community buildings, parks, and other community facilities within residential developments. Whenever possible, trails should connect to the Countywide trail system, regional trails, and the trail or bikeways plans of cities;
 - c. Provide access to recreation areas, major waterways, and vista points;
 - d. Provide for multiple uses (i.e., pedestrian, equestrian, bicycle);
 - e. Use public utility corridors such as power transmission line easements, railroad rights-of-way, irrigation district easements, and roadways;
 - f. Whenever feasible, be designed to separate equestrian trails from cycling paths, and to separate trails from the roadway by the use of curbs, fences, landscape buffering, and/or spatial distance;
 - g. Connect commercial areas, major employment centers, institutional uses, public facilities, and recreational areas with residential areas; and
 - h. Protect sensitive open space and natural resources.
- 5.C.2. The County shall support the integration of public trail facilities into the design of flood control facilities and other public works projects whenever possible.
- 5.C.3. The County shall work with other public agencies to coordinate the development of equestrian, pedestrian, and bicycle trails.
- 5.C.4. The County shall require the proponents of new development to dedicate rights-of-way and/or the actual construction of segments of the Countywide trail system pursuant to trails plans contained in the County's various community plans.
- 5.C.5. The County shall encourage the preservation of linear open space along rail corridors and other public easements for future use as trails.

[See also policies/programs under Goal 3.D., Non-Motorized Transportation.]

Implementation Programs

- 5.3. The County should prepare and periodically update a trails plan in conjunction with each community plan and/or specific plan. Trail plans should designate trail components for equestrians, hikers, and cyclists on mountain and non-mountain bikes; contain trail design, access, and construction standards; establish specific plan lines for trails; and identify financing options.

Responsibility: Parks Department
Planning Department
Time Frame: FY 94-95; ongoing as funds are available
Funding: General Fund

CULTURAL RESOURCES

Goal 5.D: To identify, protect, and enhance Placer County's important historical, archaeological, paleontological, and cultural sites and their contributing environment.

Policies

- 5.D.1. The County shall assist the citizens of Placer County in becoming active guardians of their community's cultural resources.
- 5.D.2. The County shall solicit the cooperation of the owners of cultural and paleontological resources, encourage those owners to treat these resources as assets rather than liabilities, and encourage the support of the general public for the preservation and enhancement of these resources.
- 5.D.3. The County shall solicit the views of the Native American Heritage Commission and/or the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.
- 5.D.4. The County shall coordinate with the cities and municipal advisory councils in the County to promote the preservation and maintenance of Placer County's paleontological and archaeological resources.
- 5.D.5. The County shall use, where feasible, incentive programs to assist private property owners in preserving and enhancing cultural resources.
- 5.D.6. The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a Countywide cultural resource data base, to be maintained by the Department of Museums.
- 5.D.7. The County shall require that discretionary development projects are designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question.

- 5.D.8. The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.
- 5.D.9. The County shall use the State Historic Building Code to encourage the preservation of historic structures.
- 5.D.10. The County will use existing legislation and propose local legislation for the identification and protection of cultural resources and their contributing environment.
- 5.D.11. The County shall support the registration of cultural resources in appropriate landmark designations (i.e., National Register of Historic Places, California Historical Landmarks, Points of Historical Interest, or Local Landmark). The County shall assist private citizens seeking these designations for their property.
- 5.D.12. The County shall consider acquisition programs as a means of preserving significant cultural resources that are not suitable for private development. Organizations that could provide assistance in this area include, but are not limited to, the Archaeological Conservancy, The Nature Conservancy, and the Placer Land Trust.

Implementation Programs

- 5.4. The County shall prepare, adopt, and implement procedures for review and approval of all County-permitted projects involving ground disturbance and all building and/or demolition permits that will affect buildings, structures, or objects 45 years of age or older.
 - Responsibility: Planning Department
Department of Museums
Board of Supervisors
 - Time Frame: FY 94-95; ongoing
 - Funding: Mitigation fees
Permit fees
- 5.5. The County shall develop preservation incentive programs for owners of important cultural and paleontological resources, using such mechanisms as the Mills Act, the Historic Preservation Easement program, the Certified Local Government program, and the Heritage Tourism program.
 - Responsibility: Planning Department
Department of Museums
Assessor
 - Time Frame: FY 94-95; ongoing
 - Funding: Grants
General Fund
- 5.6. The County shall establish a formal Placer County Register of Historical Properties to facilitate preservation of the locally-significant historical properties that do not qualify for State or Federal listings.

Responsibility: Department of Museums
Time Frame: FY 94-95; ongoing
Funding: General Fund
Grants

5.7. The County shall consider pursuing the following cultural resource management programs and shall explore possible funding sources to support these programs:

- a. Pursuit of status as a Certified Local Government to facilitate state funding and technical assistance from the State Office of Historic Preservation;
- b. Preparation, adoption, and implementation of a cultural resources ordinance that provides definitions and standards for identification and protection of cultural resources and provides penalties for their disturbance; and
- c. Establishment of the staff position of cultural resources coordinator. The coordinator would provide archaeological and architectural historian expertise to the activities outlined above and would maintain a Countywide cultural resource database. The coordinator would also provide assistance to the public in understanding cultural resource concerns and in fulfilling cultural resource legislative requirements.

Responsibility: Department of Museums
Time Frame: FY 94-95 and as funds become available
Funding: Grants
Permit fees
General Fund

SECTION 6

NATURAL RESOURCES

WATER RESOURCES

Goal 6.A: To protect and enhance the natural qualities of Placer County's streams, creeks and groundwater.

Policies

- 6.A.1. The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species (see discussion of sensitive habitat buffers in Part I of this Policy Document). Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided. The County may, however, allow exceptions, such as in the following cases:
- a. Reasonable use of the property would otherwise be denied;
 - b. The location is necessary to avoid or mitigate hazards to the public;
 - c. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or
 - d. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.
- 6.A.2. The County shall require all development in the 100-year floodplain to comply with the provisions of the Placer County Flood Damage Prevention Ordinance.
- 6.A.3. The County shall require development projects proposing to encroach into a creek corridor or creek setback to do one or more of the following, in descending order of desirability:
- a. Avoid the disturbance of riparian vegetation;
 - b. Replace riparian vegetation (on-site, in-kind);
 - c. Restore another section of creek (in-kind); and/or
 - d. Pay a mitigation fee for restoration elsewhere (e.g., wetland mitigation banking program).
- 6.A.4. Where creek protection is required or proposed, the County should require public and private development to:
- a. Preserve creek corridors and creek setback areas through easements or dedications. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a creek is proposed to be included within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval;
 - b. Designate such easement or dedication areas (as described in a. above) as open space;
 - c. Protect creek corridors and their habitat value by actions such as: 1) providing an adequate creek setback, 2) maintaining creek corridors in an essentially natural state, 3) employing creek restoration techniques where restoration is needed to achieve a natural creek corridor,

- 4) utilizing riparian vegetation within creek corridors, and where possible, within creek setback areas, 5) prohibiting the planting of invasive, non-native plants (such as vinca major and eucalyptus) within creek corridors or creek setbacks, and 6) avoiding tree removal within creek corridors;
 - d. Provide recreation and public access near creeks consistent with other General Plan policies;
 - e. Use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas.
 - f. Provide for long-term creek corridor maintenance by providing a guaranteed financial commitment to the County which accounts for all anticipated maintenance activities.
- 6.A.5. The County shall continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BMPs for agricultural activities.
- 6.A.6. The County shall require that natural watercourses are integrated into new development in such a way that they are accessible to the public and provide a positive visual element.
- 6.A.7. The County shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat.
- 6.A.8. Where the stream environment zone has previously been modified by channelization, fill, or other human activity, the County shall require project proponents to restore such areas by means of landscaping, revegetation, or similar stabilization techniques as a part of development activities.
- 6.A.9. The County shall require that newly-created parcels include adequate space outside of watercourses' setback areas to ensure that property owners will not place improvements (e.g., pools, patios, and appurtenant structures), within areas that require protection.
- 6.A.10. The County shall protect groundwater resources from contamination and further overdraft by pursuing the following efforts:
- a. Identifying and controlling sources of potential contamination;
 - b. Protecting important groundwater recharge areas;
 - c. Encouraging the use of surface water to supply major municipal and industrial consumptive demands;
 - d. Encouraging the use of treated wastewater for groundwater recharge; and
 - e. Supporting major consumptive use of groundwater aquifer(s) in the western part of the County only where it can be demonstrated that this use does not exceed safe yield and is appropriately balanced with surface water supply to the same area.
- [See also policies/programs under Goal 4.E.; Stormwater Drainage; and Goal 4. F., Flood Protection.]
- 6.A.11. Open space located in watersheds which serve reservoirs is important to the adequate performance of those reservoirs for their intended purposes and should be preserved and protected.

The watershed is defined as those lands draining into a reservoir and having an immediate effect upon the quality of water within that reservoir. Those lands located within the watershed and

within 5,000 feet of the reservoir shall be considered as having an immediate effect.

Following are key watersheds labeled "immediate," because of their current domestic usage and proximity to urban areas and "future," because of current non-domestic usage and/or distance from urban areas.

Immediate

Folsom Lake Watershed
 Combie Lake Watershed
 Rock Creek Reservoir
 Rollins Lake
 Camp Far West Reservoir

Future

Sugarpine Reservoir
 Lake Spaulding
 (Future) Auburn Lake
 French Meadows Reservoir
 Hell Hole Reservoir
 (Future) Garden Bar Reservoir

- 6.A.12. The County shall encourage the protection of floodplain lands and where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation.

Implementation Programs

- 6.1. In consultation with the Placer County Flood Control District, cities in the County, and downstream counties, the County shall develop guidelines for creek maintenance practices that ensure native vegetation is not removed unnecessarily. These guidelines should also ensure that maintenance is scheduled to minimize disruption of wildlife breeding practices.

Responsibility: Flood Control District
 Resource Conservation District
 Planning Department
 Open Space Committee
 Time Frame: FY 94-95
 Funding: General Fund

- 6.2. The County shall inform the public and prospective developers about those sections of the California Fish and Game Code that apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material. This shall be done through distribution of educational materials with building permits and as a part of project review.

Responsibility: Planning Department
 Building Department
 Time Frame: Ongoing
 Funding: Permit fees

- 6.3. The County shall cooperate with interested state agencies and private conservation organizations to provide public interpretative services at select locations on County-owned or -managed property that contains creek resources to increase public knowledge and appreciation of such resources.

Responsibility: Parks Division
 Time Frame: Ongoing
 Funding: General Fund

- 6.4. The County shall prepare, adopt, and implement a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources. This water management program shall include at least the following elements:
- a. County leadership of the process and a commitment to its integrity and inclusiveness;
 - b. Coordination and cooperation with other public and private agencies, organizations, and groups that have an interest in water resources management in the County or surrounding areas. This should include, but not be limited to the following agencies and organizations:
 - 1. The cities of Roseville, Rocklin, Loomis, Lincoln, Auburn, and Colfax;
 - 2. The counties of Nevada, Yuba, Sutter, Sacramento and El Dorado;
 - 3. California Department of Water Resources (DWR);
 - 4. State Water Quality Control Board (SWQCB) and the affected regional boards;
 - 5. Local irrigation, water supply, and public utilities districts;
 - 6. The Placer County Flood Control District, Placer County Water Agency, and other water resource management special districts;
 - 7. The California Farm Bureau and other agricultural water supply and management interest groups;
 - 8. Pacific Gas and Electric and other private hydroelectric and water supply utilities;
 - 9. U.S. Forest Service--Tahoe and El Dorado National Forests (USFS);
 - 10. Bureau of Reclamation;
 - 11. Tahoe Regional Planning Agency (TRPA);
 - 12. California Department of Fish and Game (DFG);
 - 13. U.S. Fish and Wildlife Service (USFWS);
 - 14. California Groundwater Association and other private, professional groups interested in water supply protection;
 - 15. Academic and scientific groups; and
 - 16. Any other agencies, organizations, and groups that the County selects to add needed expertise or breadth to the water resource management process.
 - c. An inventory of water supply and quality information and demand estimates, using as much available information as possible, with the objective of creating an easily accessible, comprehensive, and regularly updated database that can be shared by water management agencies;
 - d. Identification, documentation, and prioritization of the most significant water supply sources and pressing local water quality management problems;
 - e. Identification of existing ongoing water management and regulatory policies, programs, and standards by the various agencies and organizations with an interest in water resources management;
 - f. Recognition and incorporation of ongoing compatible water management efforts into a comprehensive approach to water resources management to implement the goals and policies of this General Plan;
 - g. Identification of any regulatory or policy "gaps" that can and should be addressed by the County;
 - h. Application of sound water resources management principles, including watershed land use management, wetlands and vegetation management, non-point source pollution control, waste disposal monitoring and controls, groundwater recharge, and aquifer protection;
 - i. Application of sustainable multiple-use water management principles and incorporation of diverse and potentially compatible land use objectives, including provision of open space and recreation opportunities, watershed and habitat protection, flood control, and water provision to meet future agricultural, ecological, and community development needs; and

- j. Utilization of innovative and alternative funding mechanisms from sources outside of the County.

Responsibility: Environmental Health Department
 Planning Department
 Public Works Department
 Time Frame: FY 2002 and beyond
 Funding: Cooperative MOU with other agencies
 Private Grants
 Impact Fees
 General Fund

WETLAND AND RIPARIAN AREAS

Goal 6.B: To protect wetland communities and related riparian areas throughout Placer County as valuable resources.

Policies

- 6.B.1. The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.
- 6.B.2. The County shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.
- 6.B.3. The County shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.
- 6.B.4. The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species.
- 6.B.5. The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. The County shall continue to implement and refine criteria for determining when an alteration to a wetland is considered a less-than-significant impact under CEQA.

Implementation Programs

- 6.5. The County shall work toward the public acquisition of creek corridors, wetlands, and significant ecological resource areas as public open space where such areas cannot be effectively preserved through the regulatory process. Public protection may take the form of fee acquisition or protective easements and may be carried out in cooperation with other local, state, and federal agencies and private entities. Acquisition should include provisions for maintenance and management in perpetuity.

Responsibility: Parks Division
Planning Department
Time Frame: Ongoing
Funding: Mitigation fees
State and federal grants

- 6.6. The County shall consider establishing a resource conservation zone (RCZ) overlay district for application to creek corridors, wetlands, and areas rich in wildlife or of a fragile ecological nature. The program would assist in preserving the natural and social values of significant resources and preserve areas with special environmental significance and high sensitivity to development.

Responsibility: Planning Department
Time Frame: FY 95-96
Funding: General Fund

- 6.7. The County will establish a wetland mitigation banking program, including an initial pilot project site for evaluation of the program. The program will provide opportunities for off-site mitigation of wetland impacts through the purchase of mitigation "credits" at established mitigation bank sites.

Responsibility: Planning Department
Time Frame: FY 94-95
Funding: Federal grant
Mitigation fees
General Fund

FISH AND WILDLIFE HABITAT

- Goal 6.C:** To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels.

Policies

- 6.C.1. The County shall identify and protect significant ecological resource areas and other unique wildlife habitats critical to protecting and sustaining wildlife populations. Significant ecological resource areas include the following:
- a. Wetland areas including vernal pools.
 - b. Stream environment zones.
 - c. Any habitat for rare, threatened or endangered animals or plants.
 - d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.
 - e. Large areas of non-fragmented natural habitat, including Blue Oak Woodlands, Valley

- Foothill Riparian, vernal pool habitat.
- f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.
 - g. Important spawning areas for anadromous fish.
- 6.C.2. The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the reasonable value of the habitat for wildlife is maintained.
- 6.C.3. The County shall encourage the control of residual pesticides to prevent potential damage to water quality, vegetation, and wildlife.
- 6.C.4. The County shall encourage private landowners to adopt sound wildlife habitat management practices, as recommended by California Department of Fish and Game officials, the U.S. Fish and Wildlife Service, and the Placer County Resource Conservation District.
- 6.C.5. The County shall require mitigation for development projects where isolated segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work.
- 6.C.6. The County shall support preservation of the habitats of rare, threatened, endangered, and/or other special status species. Federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.
- 6.C.7. The County shall support the maintenance of suitable habitats for all indigenous species of wildlife, without preference to game or non-game species, through maintenance of habitat diversity.
- 6.C.8. The County shall support the preservation or reestablishment of fisheries in the rivers and streams within the County, whenever possible.
- 6.C.9. The County shall require new private or public developments to preserve and enhance existing native riparian habitat unless public safety concerns require removal of habitat for flood control or other public purposes. In cases where new private or public development results in modification or destruction of riparian habitat for purposes of flood control, the developers shall be responsible for acquiring, restoring, and enhancing at least an equivalent amount of like habitat within or near the project area.
- 6.C.10. The County will use the California Wildlife Habitat Relationships (WHR) system as a standard descriptive tool and guide for environmental assessment in the absence of a more detailed site-specific system.
- 6.C.11. Prior to approval of discretionary development permits involving parcels within a significant ecological resource area, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites by a wildlife biologist, the evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, and will identify feasible measures to mitigate such impacts or indicate why mitigation is not feasible. In approving any

such discretionary development permit, the decisionmaking body shall determine the feasibility of the identified mitigation measures.

Significant ecological resource areas shall, at a minimum, include the following:

- a. Wetland areas including vernal pools.
 - b. Stream environment zones.
 - c. Any habitat for rare, threatened or endangered animals or plants.
 - d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.
 - e. Large areas of non-fragmented natural habitat, including Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat.
 - f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.
 - g. Important spawning areas for anadromous fish.
- 6.C.12. The County shall cooperate with, encourage, and support the plans of other public agencies to acquire fee title or conservation easements to privately-owned lands in order to preserve important wildlife corridors and to provide habitat protection of California Species of Concern and state or federally listed rare, threatened, or endangered plant and animal species.
- 6.C.13. The County shall support and cooperate with efforts of other local, state, and federal agencies and private entities engaged in the preservation and protection of significant biological resources from incompatible land uses and development. Significant biological resources include endangered, threatened, or rare species and their habitats, wetland habitats, wildlife migration corridors, and locally-important species/communities.
- 6.C.14. The County shall support the management efforts of the California Department of Fish and Game to maintain and enhance the productivity of important fish and game species (such as the Blue Canyon and Loyalton Truckee deer herds) by protecting identified critical habitat for these species from incompatible suburban, rural residential, or recreational development.

Implementation Programs

- 6.8. The County will establish a program to insure public awareness of the benefits of wetland resources. The program will also provide opportunities for the public to participate in the protection, enhancement, and restoration of existing resources.
- 6.9. The County shall initiate a detailed Countywide inventory of ecologically significant resource areas, including unique natural areas, wetland areas, riparian areas, habitats of rare, threatened, endangered, and other uncommon and special-status species. The inventory should be conducted as community plans, specific plans, PUDs, or other planning projects are considered by the County. The inventory should be based on the California Wildlife Habitats Relationships (WHR) system at a scale of 1:24,000 and shall include appropriate buffer zones around the identified resource areas in order to account for periodic, seasonal, or ecological changes. The maps should be revised on a regular basis to reflect the availability of new information from other agencies, changes in definition, or any other changes.

Responsibility:	Planning Department
Time Frame:	FY 94-95; ongoing
Funding:	General Fund

- 6.10. The County shall maintain current maps that indicate the extent of critical habitat for important fish and game species, as these maps are made available by the California Department of Fish and Game (CDFG). The relative importance of these game species shall be determined by the County, in consultation with CDFG, based on relevant ecological, recreational, and economic considerations. These maps shall be used by the County to evaluate proposed community plans, specific plans, and any project development proposals to determine compatibility of development with maintenance and enhancement of important fish and game species.

Responsibility: Planning Department
 Time Frame: Ongoing
 Funding: General Fund

- 6.11. The County shall encourage a cooperative effort to develop, adopt, and implement a comprehensive habitat management plan to address the long-term preservation and maintenance of sufficient natural habitat to support the diversity of plants and wildlife species currently represented in Placer County indefinitely. This habitat management program should include at least the following elements:

- a. County leadership of the process and a commitment to its integrity and inclusiveness;
- b. Provision of more "certainty" and less confrontation in the community development process through a program of habitat preservation and mitigation that would compensate for planned habitat conversion and deterioration;
- c. Coordination and cooperation with other public and private agencies, organizations and groups that have an interest in management of vegetation, fish and wildlife resources in the County or surrounding areas. This should include, but not be limited to the following agencies and organizations:
 1. The cities of Roseville, Rocklin, Loomis, Lincoln, Auburn, and Colfax;
 2. The counties of Nevada, Yuba, Sutter, Sacramento and El Dorado;
 3. California Department of Fish and Game (DFG);
 4. California Department of Forestry and Fire Protection (CDF);
 5. U.S. Forest Service--Tahoe and Eldorado National Forests (USFS);
 6. U.S. Fish and Wildlife Service (USFWS);
 7. Bureau of Land Management (BLM);
 8. Bureau of Reclamation;
 9. Tahoe Regional Planning Agency (TRPA);
 10. The Placer County Flood Control District and other resource management special districts;
 11. The Placer Land Trust, the Nature Conservancy (TNC), the Sierra Club, the Audubon Society, and other local conservation organizations;
 12. The California Farm Bureau and other resource management interest groups;
 13. The Building Industry Association and other local development interests;
 14. Academic and scientific groups; and
 15. Any other agencies, organizations and groups that the County selects to add needed expertise or breadth to the habitat management planning process.
- d. An inventory of the vegetation, fish, and wildlife resources in the County, using as much available information as possible, with the objective of creating an easily accessible, comprehensive, and regularly updated database that enhances the WHR inventory to be established in Implementation Program 6.8.;
- e. Prioritization of important habitat that supports high diversity and concentrations of special status species, and particularly sensitive and vulnerable habitat that is in immediate danger of

- conversion or fragmentation;
- f. Application of sound conservation biology principles and an emphasis on a multispecies and habitat conservation approach (in contrast with an emphasis on particular species and individuals of any species);
- g. Application of sustainable multiple-use land management principles and incorporation of diverse and potentially compatible land uses objectives, including provision of open space and recreation opportunities, watershed and water quality protection, flood control, and certain development and resource extraction needs;
- h. Application of a multiplicity of land preservation, acquisition and easement techniques, funding mechanisms, and cooperative agreements among participating agencies organizations and groups; and
- i. Recognition and protection of habitat corridors throughout the County and cities, linked to adjacent counties, to provide for wildlife movement, prevent habitat fragmentation and isolation, and to promote individual identity and physical separation between developed communities.

Responsibility: Planning Department
 Time Frame: FY 95-96 to 97-98
 Funding: Cooperative MOU with other agencies
 Private grants
 Impact fees
 General Fund

- 6.12. The County shall establish and maintain a Countywide inventory of the location of oak woodland stands of 40 acres or larger as a component of the WHR Inventory to be established in Implementation Program 6.8. This inventory would include information prepared by the California Department of Forestry and Fire Protection (CDF).

Responsibility: Planning Department
 Time Frame: FY 94-95
 Funding: General Fund

VEGETATION

Goal 6.D: To preserve and protect the valuable vegetation resources of Placer County.

Policies

- 6.D.1. The County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides, ridges, and along important transportation corridors.
- 6.D.2. The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.
- 6.D.3. The County shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.
- 6.D.4. The County shall ensure that landmark trees and major groves of native trees are preserved and protected. In order to maintain these areas in perpetuity, protected areas shall also include

younger vegetation with suitable space for growth and reproduction.

- 6.D.5. The County shall establish procedures for identifying and preserving rare, threatened, and endangered plant species that may be adversely affected by public or private development projects.
- 6.D.6. The County shall ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife.
- 6.D.7. The County shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, nutrient catchment, and wildlife habitats. Such communities shall be restored or expanded, where possible.
- 6.D.8. The County shall require that new development preserve natural woodlands to the maximum extent possible.
- 6.D.9. The County shall require that development on hillsides be limited to maintain valuable natural vegetation, especially forests and open grasslands, and to control erosion.
- 6.D.10. The County shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.
- 6.D.11. The County shall support the continued use of prescribed burning to mimic the effects of natural fires to reduce fuel volumes and associated fire hazard to human residents and to enhance the health of biotic communities.
- 6.D.12. The County shall support the retention of heavily vegetated corridors along circulation corridors to preserve their rural character.
- 6.D.13. The County shall support the preservation of native trees and the use of native, drought-tolerant plant materials in all revegetation/landscaping projects.
- 6.D.14. The County shall require that new development avoid, as much as possible, ecologically-fragile areas (e.g., areas of rare or endangered species of plants, riparian areas). Where feasible, these areas should be protected through public acquisition of fee title or conservation easements to ensure protection.

Implementation Programs

- 6.13. The County shall prepare and maintain an updated list of state and federal rare, threatened, and endangered species known or suspected to occur in the County. The following other uncommon or special-status species which occur or may occur in the County should also be included on the list: 1) plant species included in the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California; 2) species of special concern as designated by California Department of Fish and Game; and 3) California Fully Protected animals as defined by California Fish and Game Code. In addition to updating the list as new information becomes available, the list should be reviewed and amended at least once every two years.

Responsibility: Planning Department
 Time Frame: FY 94-95; every two years thereafter

Funding: General Fund

- 6.14. The County shall develop and maintain a detailed inventory of significant ecological resource areas for use during environmental review to determine potential impacts and monitor cumulative impacts on these resources.

Responsibility: Planning Department
 Time Frame: FY 94-95; ongoing
 Funding: General Fund

OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

Goal 6.E: To preserve and enhance open space lands to maintain the natural resources of the County.

Policies

- 6.E.1. The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible. The County shall permanently protect, as open space, areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains.
- 6.E.2. The County shall require that new development be designed and constructed to preserve the following types of areas and features as open space to the maximum extent feasible:
- a. High erosion hazard areas;
 - b. Scenic and trail corridors;
 - c. Streams, streamside vegetation;
 - d. Wetlands;
 - e. Other significant stands of vegetation;
 - f. Wildlife corridors; and
 - g. Any areas of special ecological significance.
- 6.E.3. The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.
- 6.E.4. The County shall encourage either private or public ownership and maintenance of open space.
- 6.E.5. The County shall coordinate with local, state, and federal agencies and private organizations to establish visual and physical links among open space areas to form a system that, where appropriate, includes trails. Dedication of easements shall be encouraged, and in many cases, required as lands are developed and built.

Implementation Programs

- 6.14. The County should develop and adopt an ordinance requiring the dedication of open space lands or payment of open space mitigation fees to provide and maintain open space. The ordinance shall further define geographic areas of benefit. Mitigation fees collected within a particular area of benefit are to be spent within that area of benefit.

Responsibility: Planning Department
Time Frame: FY 94-95
Funding: General Fund

AIR QUALITY--GENERAL

Goal 6.F: To protect and improve air quality in Placer County

Policies

- 6.F.1. The County shall cooperate with other agencies to develop a consistent and effective approach to air quality planning and management.
- 6.F.2. The County shall develop mitigation measures to minimize stationary source and area source emissions.
- 6.F.3. The County shall support the Placer County Air Pollution Control District (PCAPCD) in its development of improved ambient air quality monitoring capabilities and the establishment of standards, thresholds, and rules to more adequately address the air quality impacts of new development.
- 6.F.4. The County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality.
- 6.F.5. The County shall encourage project proponents to consult early in the planning process with the County regarding the applicability of Countywide indirect and areawide source programs and transportation control measures (TCM) programs. Project review shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.
- 6.F.6. The County shall require project-level environmental review to include identification of potential air quality impacts and designation of design and other appropriate mitigation measures or offset fees to reduce impacts. The County shall dedicate staff to work with project proponents and other agencies in identifying, ensuring the implementation of, and monitoring the success of mitigation measures.
- 6.F.7. The County shall encourage development to be located and designed to minimize direct and indirect air pollutants.
- 6.F.8. The County shall submit development proposals to the PCAPCD for review and comment in compliance with CEQA prior to consideration by the appropriate decision-making body.
- 6.F.9. In reviewing project applications, the County shall consider alternatives or amendments that reduce emissions of air pollutants.
- 6.F.10. The County may require new development projects to submit an air quality analysis for review and approval. Based on this analysis, the County shall require appropriate mitigation measures consistent with the PCAPCD's 1991 Air Quality Attainment Plan (or updated edition).
- 6.F.11. The County shall apply the buffer standards described on page **Error! Bookmark not defined.** in Part I of this Policy Document and meteorological analyses to provide separation between possible emission/nuisance sources (such as industrial and commercial uses) and residential uses.

Implementation Programs

- 6.16. The County shall coordinate with other local, regional, and state agencies, including the PCAPCD and the California Air Resources Board (ARB), in incorporating regional and County clean air plans into County planning and project review procedures. The County shall also cooperate with the PCAPCD and ARB in the following efforts:

- a. Enforcing the provision of the California and federal Clean Air Acts, state and regional policies, and established standards for air quality;
- b. Establishing monitoring stations to accurately determine the status of carbon monoxide, ozone, nitrogen dioxide, hydrocarbon and PM₁₀ concentrations;
- c. Developing and implementing clean fuel regulations for vehicle fleets; and
- d. Developing consistent procedures and thresholds for evaluating both project-specific and cumulative air quality impacts for proposed projects.

Responsibility: Planning Department
Placer County Air Pollution Control District
Time Frame: Ongoing
Funding: APCD (AB 2766) Fees

- 6.17. The County shall prepare an annual air quality monitoring report. The report shall, within the limits of available information, describe local carbon monoxide, ozone, and PM₁₀ ambient air quality standard violations during the past year. The report shall be submitted to the Board of Supervisors and made available to the public.

Responsibility: Placer County Air Pollution Control District
Time Frame: Annually
Funding: APCD (AB 2766) fees

- 6.18. The County shall work with the PCAPCD to develop minimum project threshold sizes that would trigger requirements for air quality analyses and project mitigation. Those thresholds and mitigation measures shall be incorporated into the 1994 Air Quality Attainment Plan (AQAP). Elevated carbon monoxide concentrations are associated with congested intersections having high traffic volumes. To address this problem, the PCAPCD could require carbon monoxide (CO) modeling and intersection-specific mitigation measures for congested intersections having a level of service of D, E, or F designed to improve these levels of service.

Responsibility: Planning Department
Placer County Air Pollution Control District
Time Frame: FY 94-95
Funding: APCD (AB 2766) fees
General Fund

- 6.19. The County shall encourage the PCAPCD to revise its AQAP as required every three years. For the 1994 AQAP, the County shall ensure that the PCAPCD revises its AQAP to reflect the new population estimates and vehicle travel associated with the updated General Plan. The 1994 AQAP should incorporate additional air quality programs that are not currently in the AQAP to compensate for the increased population and emissions associated with anticipated development.

Responsibility: Planning Department
Placer County Air Pollution Control District
Time Frame: FY 94-95
Funding: APCD (AB 2766) fees
General Fund

- 6.20. The County should ensure that the U.S. EPA, in the preparation of the Federal Implementation Plan (FIP) for the Sacramento Valley Air Basin, uses the General Plan population projections associated with the Placer County portion of the Sacramento Air Basin. The County should also ensure that the PCAPCD and the Sacramento Area Council of Governments use the General Plan population projections associated with the Placer County portion of the Sacramento Air Basin in the preparation of the State Implementation Plan (SIP).

Responsibility: Planning Department
Placer County Air Pollution Control District
Time Frame: FY 94-95
Funding: APCD (AB 2766) fees
General Fund

- 6.21. The County shall explore alternative financing mechanisms for local air quality improvement programs. The County shall also examine whether grants are available to establish an air quality monitoring program. In addition, the County shall develop a methodology providing project proponent funding or roadway improvements that equitably recovers the costs of those improvements.

Responsibility: Placer County Air Pollution Control District
Time Frame: Ongoing
Funding: APCD (AB 2766) Fees

- 6.22. In consultation with the PCAPCD, cities and special districts, transit providers, and major employers in Placer County, the County shall adopt a program to encourage the widespread use of clean fuels. This program shall include the following components:

- a. Encouraging the PCAPCD to implement a clean fuels fleet rule;
- b. Vigorously pursuing replacement of existing County vehicles that burn gasoline and diesel fuel with vehicles that use clean fuels including, but not limited to, methanol, compressed natural gas (CNG), liquified petroleum gas (LPG), and electric batteries;
- c. Encouraging existing fueling stations in the County to provide clean fuels such as methanol and LPG; and
- d. Encouraging bus service companies based in Placer County to use clean fuel buses in their daily operations.

Responsibility: Public Works Department
Facility Services Department
County Executive Office

Board of Supervisors
Time Frame: FY 94-95; ongoing
Funding: General Fund

AIR QUALITY--TRANSPORTATION/CIRCULATION

Goal 6.G: To integrate air quality planning with the land use and transportation planning process.

Policies

- 6.G.1. The County shall require new development to be planned to result in smooth flowing traffic conditions for major roadways. This includes traffic signals and traffic signal coordination, parallel roadways, and intra- and inter-neighborhood connections where significant reductions in overall emissions can be achieved.
- 6.G.2. The County shall continue and, where appropriate, expand the use of synchronized traffic signals on roadways susceptible to emissions improvement through approach control.
- 6.G.3. The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in County transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities.
- 6.G.4. The County shall consider instituting disincentives for single-occupant vehicle trips, including limitations in parking supply in areas where alternative transportation modes are available and other measures identified by the Placer County Air Pollution Control District and incorporated into regional plans.
- 6.G.5. The County shall endeavor to secure adequate funding for transit services so that transit is a viable transportation alternative. New development shall pay its fair share of the cost of transit equipment and facilities required to serve new projects.
- 6.G.6. The County shall require large new developments to dedicate land for and construct appropriate improvements for park-and-ride lots, if suitably located.
- 6.G.7. The County shall require stationary-source projects that generate significant amounts of air pollutants to incorporate air quality mitigation in their design.

[See also policies/programs under Goal 3.D., Non-Motorized Transportation.]

SECTION 7

AGRICULTURAL AND FORESTRY RESOURCES

AGRICULTURAL LAND USE

Goal 7.A: To provide for the long-term conservation and use of agriculturally-designated lands.

Policies

- 7.A.1. The County shall protect agriculturally-designated areas from conversion to non-agricultural uses.
- 7.A.2. The County shall ensure that unincorporated areas within city spheres of influence that are designated for agricultural uses are maintained in large parcel sizes of 10-acre minimums or larger.
- 7.A.3. The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses.
- 7.A.4. The County shall provide protection from flooding for agricultural and related activities from flooding.
- 7.A.5. The County shall regularly monitor and comment on pending state and federal legislation affecting agricultural lands.
- 7.A.6. The County shall encourage land improvement programs to increase soil productivity in those agricultural areas containing lesser quality soils.
- 7.A.7. The County shall maintain agricultural lands in large parcel sizes to retain viable farming units.
- 7.A.8. The County shall encourage infill development in urban areas as an alternative to expanding urban boundaries into agricultural areas.
- 7.A.9. The County shall support merging or reversion to acreage of substandard lots in "paper subdivisions" in agriculturally-designated areas under the same ownership, and not being used as separate parcels.
- 7.A.10. The County shall facilitate agricultural production by allowing agricultural service uses (i.e., commercial and industrial uses) to locate in agriculturally-designated areas if they relate to the primary agricultural activity in the area. The County shall use the following guidelines to analyze the suitability of a proposed agricultural service use:
 - a. The use will not adversely affect agricultural production in the area;
 - b. The use supports local agricultural production;
 - c. It is compatible with existing agricultural activities and residential uses in the area;
 - d. The use will not require the extension of sewer or water lines; and
 - e. It will not result in a concentration of commercial or industrial uses in the immediate area.
- 7.A.11. The County shall support appropriate efforts by private conservation organizations to use conservation easements as a tool for agricultural preservation.

- 7.A.12. The County shall actively encourage enrollments of agricultural lands in its Williamson Act program.
- 7.A.13. The County shall encourage multi-seasonal use such as private recreational development, agricultural lands, and timberlands to enhance the economic viability.

[See also policies/programs under Goal 1.G., Agricultural Land Use.]

Implementation Programs

- 7.1. The County should add a clause to all future Williamson Act contracts that prohibits subdivision of the land under contract for the duration of the contract, unless the Board of Supervisors can make the findings that a proposed subdivision enhances the long-term agricultural use of the land.

Responsibility: Agricultural Commissioner
Board of Supervisors
Time Frame: FY 94-95
Funding Source: N/A

- 7.2. The County shall encourage adoption of sound soil conservation practices for farming operations on highly erodible soils by directing landowners in these areas to the agricultural advisory services of the University of California Cooperative Extension, Farm and Home Advisor; the U.S. Soil Conservation Service, the Placer County Resource Conservation District, and the County Agricultural Commissioner.

Responsibility: Agricultural Commissioner
Department of Public Works
Time Frame: FY 94-95
Funding Source: General Fund

- 7.3. The County shall develop a program for the purchase and transfer of development rights as a means to preserve and protect agricultural land. Such a program should identify the most critical farmland for preservation based on physical and economic considerations. The program should identify the most suitable "receiving areas." The County should work with public and private agencies, including the U.S. Soil Conservation Service, the California Department of Conservation, the California Farm Bureau, and the American Farmland Trust., in developing the program.

Responsibility: Planning Department
Agricultural Commissioner
Time Frame: FY 94-95
Funding Source: General Fund
Public Bond

LAND USE CONFLICTS

- Goal 7.B:** To minimize existing and future conflicts between agricultural and non-agricultural uses in agriculturally-designated areas.

Policies

- 7.B.1. The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.
- 7.B.2. The County shall weigh the economic benefits of surface mining against the value of preserving agriculture when considering mineral extraction proposals on land designated for agricultural use.
- 7.B.3. The County shall consider fencing subdivided lands adjoining agricultural uses as a potential mitigation measure to reduce conflicts between residential and agricultural uses. Factors to be considered in implementing such a measure include:
 - a. The type of agricultural operation (i.e., livestock, orchard, timber, row crops);
 - b. The size of the lots to be created;
 - c. The presence or lack of fences in the area;
 - d. Existing natural barriers that prevent trespass; and
 - e. Passage of wildlife.
- 7.B.4. The County shall continue to enforce the provisions of its Right-to-Farm Ordinance and of the existing state nuisance law.
- 7.B.5. The County shall encourage educational programs to inform Placer County residents of the importance of protecting farmland.

ECONOMIC VIABILITY OF AGRICULTURE

Goal 7.C: To protect and enhance the economic viability Placer County's agricultural operations.

Policies

- 7.C.1. The County shall attempt to improve the financial viability of the agricultural sector of Placer County's economy through actions that have the potential to reduce costs and increase profits.
- 7.C.2. The County shall promote agricultural operations that provide a competitive edge to Placer County farmers.
- 7.C.3. The County shall support opportunities to promote and market agricultural products grown or processed within Placer County (such as Farmers' Markets) as a part of the economic development activities of local agencies.
- 7.C.4. The County shall permit a wide variety of promotional and marketing activities for County-grown products in all agricultural zone districts.
- 7.C.5. The County shall permit on-farm product handling and selling. The County shall permit stands for the sale of agricultural products in any agricultural land use designation to promote and market those agricultural products grown or processed in Placer County. Secondary and incidental sales of agricultural products grown elsewhere may be permitted subject to appropriate approvals.
- 7.C.6. The County shall ensure that land use regulations do not arbitrarily restrict potential agricultural-

related enterprises which could provide supplemental sources of income for farm operators.

- 7.C.7. The County shall maintain regulations that exempt certain agricultural buildings from the construction requirements of the Uniform Building Code, subject to limitations on the size, occupancy, location, and use of such structures.
- 7.C.8. The County shall ensure that changes in special district assessment and local taxes do not unduly burden owners of agricultural lands.
- 7.C.9. The County shall urge the State Legislature to provide more funding for the Agricultural Export Program of the California Department of Food and Agriculture, which seeks to expand foreign markets for several commodities produced in Placer County.
- 7.C.10. The County shall urge the State Legislature to expand Rural Renaissance Program funding to include agriculture-related activities such as market and product development analysis.

Implementation Program

- 7.5. The County shall develop and adopt procedures to review and evaluate the impact of proposed changes in assessments and local taxes on owners of agriculturally-designated lands relative to the impact on owners of lands designated for other uses.

Responsibility:	County Executive Local Agency Formation Commission
Time Frame:	FY 94-95
Funding Source:	General Fund

AGRICULTURAL WATER

Goal 7.D: To maximize the productivity of Placer County's agriculture uses by ensuring adequate supplies of water.

- 7.D.1. The County shall support efforts to deliver adequate surface water to agricultural areas with deficient water supplies.
- 7.D.2. The County shall encourage water conservation by farmers. To this end, the County shall, through the Agricultural Commissioner and U.C. Cooperative Extension, continue to provide information on irrigation methods and best management practices. The County shall also support conservation efforts of the California Farm Bureau, resource conservation districts, Soil Conservation Service, and irrigation districts.
- 7.D.3. The County should participate with cities and special districts in establishing programs for the agricultural re-use of treated wastewater in a manner that would be economically beneficial to agriculture.
- 7.D.4. The County shall participate and encourage multi-agency participation in water projects where such coordination can improve the likelihood of providing affordable irrigation water to areas of Placer County with deficient water supplies.

- 7.D.5. The County will work with local irrigation districts to preserve local water rights to ensure that water saved through conservation may be stored and used locally, rather than appropriated and used outside of Placer County.
- 7.D.6. The County shall encourage the use of reclaimed water where appropriate for agricultural production.

[See also policies/programs under Goal 6.A., Water Resources.]

FOREST RESOURCES

Goal 7.E: To conserve Placer County's forest resources, enhance the quality and diversity of forest ecosystems, reduce conflicts between forestry and other uses, and encourage a sustained yield of forest products.

Policies

- 7.E.1. The County shall encourage the sustained productive use of forest land as a means of providing open space and conserving other natural resources.
- 7.E.2. The County shall discourage development that conflicts with timberland management.
- 7.E.3. The County shall work closely and coordinate with agencies involved in the regulation of timber harvest operations to ensure that County conservation goals are achieved.
- 7.E.4. The County shall encourage qualified landowners to enroll in the Timberland Production Zone (TPZ) program.
- 7.E.5. The County shall review all proposed timber harvest plans (THPs) and shall request that the California Department of Forestry and Fire Protection (CDF) amend THPs to address public safety concerns, such as requiring alternate haul routes if use of proposed haul routes would jeopardize public health and safety or result in damage to public or private roads.
- 7.E.6. The County shall encourage and promote the productive use of wood waste generated in the County.

Implementation Programs

- 7.6. The County, in consultation with the California Department of Forestry and Fire Protection, shall conduct a careful evaluation of the Forest Practice Rules with regard to clearcutting and other forest management practices with potential visual impacts; use of prescribed burning; protection of biological, soil, and water resources; and protection of old growth forest in Placer County. If the Forest Practice Rules are found to be inadequate, a Special Forest Practice Rules package for Placer County shall be proposed to the Board of Forestry to address these inadequacies.

Responsibility:	Planning Department Agricultural Commissioner Board of Supervisors
Time Frame:	FY 96-97
Funding:	General Fund

- 7.7. The County shall encourage the California Department of Forestry and Fire Protection to complete an inventory of new trees and existing and residual stands of ancient and old growth forest on private timberlands in Placer County. The results of this inventory shall be incorporated into the County's biological resources database for use in future land use planning decisions.

Responsibility: Planning Department
Agricultural Commissioner
Time Frame: FY 94-95
Funding: General Fund
State grants

- 7.8. The County shall encourage the U.S. Forest Service and the California Department of Forestry and Fire Protection to identify the potential impacts on, and the need for preservation of, old growth forests in Placer County.

Responsibility: Planning Department
Agricultural Commissioner
Time Frame: FY 94-95
Funding: N/A

- 7.9. The County shall formally request that the California Department of Forestry and Fire Protection include educational materials for residents in its Notice of Intent to Harvest Timber. Such materials should include information concerning the Forest Practice Act, Forest Practice Rules, and Department of Forestry Timber Harvest Plan review process.

Responsibility: Planning Department
Agricultural Commissioner
Time Frame: FY 94-95
Funding: General Fund

SECTION 8

HEALTH AND SAFETY

SEISMIC AND GEOLOGICAL HAZARDS

Goal 8.A: To minimize the loss of life, injury, and property damage due to seismic and geological hazards.

Policies

- 8.A.1. The County shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., groundshaking, landslides, liquefaction, critically expansive soils, avalanche).
- 8.A.2. The County shall require submission of a preliminary soils report, prepared by a registered civil engineer and based upon adequate test borings, for every major subdivision and for each individual lot where critically expansive soils have been identified or are expected to exist.
- 8.A.3. The County shall prohibit the placement of habitable structures or individual sewage disposal systems on or in critically expansive soils unless suitable mitigation measures are incorporated to prevent the potential risks of these conditions.
- 8.A.4. The County shall ensure that areas of slope instability are adequately investigated and that any development in these areas incorporates appropriate design provisions to prevent landsliding.
- 8.A.5. In landslide hazard areas, the County shall prohibit avoidable alteration of land in a manner that could increase the hazard, including concentration of water through drainage, irrigation, or septic systems; removal of vegetative cover; and steepening of slopes and undercutting the bases of slopes.
- 8.A.6. The County shall require the preparation of drainage plans for development in hillside areas that direct runoff and drainage away from unstable slopes.
- 8.A.7. In areas subject to severe groundshaking, the County shall require that new structures intended for human occupancy be designed and constructed to minimize risk to the safety of occupants.
- 8.A.8. County shall continue to support scientific geologic investigations which refine, enlarge, and improve the body of knowledge on active fault zones, unstable areas, severe groundshaking, avalanche potential, and other hazardous conditions in Placer County.
- 8.A.9. The County shall require that the location and/or design of any new buildings, facilities, or other development in areas subject to earthquake activity minimize exposure to danger from fault rupture or creep.
- 8.A.10. The County shall require that new structures permitted in areas of high liquefaction potential be sited, designed, and constructed to minimize the dangers from damage due to earthquake-induced liquefaction.

- 8.A.11. The County shall limit development in areas of steep or unstable slopes to minimize hazards caused by landslides or liquefaction.
- 8.A.12. The County shall not issue permits for new development in potential avalanche hazard areas (PAHA) as designated in the Placer County Avalanche Management Ordinance unless project proponents can demonstrate that such development will be safe under anticipated snow loads and conditions of an avalanche.

Implementation Programs

- 8.1. The County shall continue to enforce provisions of the Uniform Building Code which address seismic concerns, including masonry building design requirements.

Responsibility: Building Department
Time Frame: Ongoing
Funding: General Fund

- 8.2. The County shall assess the need for an ordinance requiring evaluation of unreinforced masonry structures and the repair or replacement of identified hazardous structures.

Responsibility: Building Department
Time Frame: FY 94-95
Funding: General Fund

FLOOD HAZARDS

- Goal 8.B:** To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from flood hazards.

Policies

- 8.B.1. The County shall promote flood control measures that maintain natural conditions within the 100-year floodplain of rivers and streams.
- 8.B.2. The County shall continue to participate in the Federal Flood Insurance Program.
- 8.B.3. The County shall require flood-proofing of structures in areas subject to flooding.
- 8.B.4. The County shall require that the design and location of dams and levees be in accordance with all applicable design standards and specifications and accepted state-of-the-art design and construction practices.
- 8.B.5. The County shall coordinate with neighboring jurisdictions to mitigate the impacts of new development in Placer County that could increase or potentially affect runoff onto parcels downstream in a neighboring jurisdiction.
- 8.B.6. The County shall prohibit the construction of facilities essential for emergencies and large public assembly in the 100-year floodplain, unless the structure and access to the structure are free from flood inundation.

- 8.B.7. The County shall require flood control structures, facilities, and improvements to be designed to conserve resources, incorporate and preserve scenic values, and to incorporate opportunities for recreation, where appropriate.
- 8.B.8. The County shall require that flood management programs avoid alteration of waterways and adjacent areas, whenever possible.

[See also policies/programs under Goal 4.E.; Stormwater Drainage; and Goal 4.F., Flood Protection.]

Implementation Programs

- 8.3. The County shall continue to maintain flood hazard maps and other relevant floodplain data and shall revise or update this information as new information becomes available.

Responsibility: Department of Public Works
Flood Control District
Time Frame: Ongoing
Funding: General Fund

- 8.4. The County will annually review and revise its Dam Failure Evacuation Plan and applicable portions of the County Emergency Operations Plan. The Office of Emergency Services will continue to provide public information on dam failure preparedness and response.

Responsibility: County Executive
Office of Emergency Services
Time Frame: Annually
Funding: General Fund

- 8.5. The County shall continue to implement and enforce its Flood Damage Prevention Ordinance.

Responsibility: Department of Public Works
Flood Control District
Time Frame: Ongoing
Funding: General Fund

FIRE HAZARDS

- Goal 8.C:** To minimize the risk of loss of life, injury, and damage to property and watershed resources resulting from unwanted fires.

Policies

- 8.C.1. The County shall ensure that development in high-fire-hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable state and County fire standards.
- 8.C.2. The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for fire-resistant vegetation, cleared fire breaks, or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas.

- 8.C.3. The County shall require that new development meets state, County, and local fire district standards for fire protection.
- 8.C.4. The County shall refer development proposals in the unincorporated County to the appropriate local fire agencies for review for compliance with fire safety standards. If dual responsibility exists, then both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall be applied.
- 8.C.5. The County shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce the potential loss of life and property in accordance with state and local codes and ordinances.
- 8.C.6. The County shall encourage fire protection agencies to continue education programs in schools, service clubs, organized groups, industry, utility companies, government agencies, press, radio, and television in order to increase public awareness of fire hazards within the County.
- 8.C.7. The County shall work with local fire protection agencies, the California Department of Forestry and Fire Protection, and the U.S. Forest Service to promote the maintenance of existing fuel breaks and emergency access routes for effective fire suppression.
- 8.C.8. The County shall encourage and promote installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation.
- 8.C.9. The County shall work with local fire agencies to develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures.
- 8.C.10. The County shall continue to implement state fire safety standards through enforcement of the applicable standards contained in the Placer County Land Development Manual.
- 8.C.11. The County shall continue to work cooperatively with the California Department of Forestry and Fire Protection and local fire protection agencies in managing wildland fire hazards.
- 8.C.12. The County shall support annexations and consolidations of fire districts and services to improve service delivery to the public.

[See also policies/programs under Goal 4.1, Fire Protection Services.]

Implementation Programs

- 8.6. The County shall periodically evaluate fire protection services in the County to determine if fire protection resources are being effectively and efficiently used.

Responsibility:	County Executive Office of Emergency Services
Time Frame:	Periodically
Funding:	General Fund

- 8.7. The County shall work with the California Department of Forestry and Fire Protection, local fire protection agencies, and city fire departments to maximize the use of resources to develop functional and/or operational consolidations and standardization of services and to maximize the efficient use of fire protection resources.

Responsibility: County Executive
Office of Emergency Services
Time Frame: Ongoing
Funding: General Fund

[See also policies/programs under Goal 4.I., Fire Protection Services.]

AIRPORT HAZARDS

Goal 8.D: To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from airport hazards.

Policies

- 8.D.1. The County shall ensure that new development around airports does not create safety hazards such as lights from direct or reflective sources, smoke, electrical interference, hazardous chemicals, or fuel storage in violation of adopted safety standards.
- 8.D.2. The County shall limit land uses in airport safety zones to those uses listed in the applicable airport comprehensive land use plans (CLUPs) as compatible uses. Exceptions shall be made only as provided for in the CLUPs. Such uses shall also be regulated to ensure compatibility in terms of location, height, and noise.
- 8.D.3. The County shall ensure that development within the airport approach and departure zones complies with Part 77 of the Federal Aviation Administration Regulations (objects affecting navigable airspace).

Implementation Programs

- 8.8. The County shall review all development projects within the overflight zones of Placer County airports for consistency with applicable airport comprehensive land use plans (CLUPs).

Responsibility: Planning Department
Planning Commission
Time Frame: Ongoing
Funding: Permit fees

EMERGENCY MANAGEMENT

Goal 8.E: To ensure the maintenance of an Emergency Management Program to effectively prepare for, respond to, recover from, and mitigate the effects of natural or technological disasters.

Policies

- 8.E.1. The County shall continue to maintain, periodically update, and test the effectiveness of its Emergency Operations Plan.

- 8.E.2. The County shall continue to coordinate emergency preparedness, response, recovery, and mitigation activities with special districts, service agencies, voluntary organizations, cities within the County, surrounding cities and counties, and state and federal agencies.
- 8.E.3. The County shall continue to provide a high-visibility promotional program to inform the general public of emergency preparedness and disaster response procedures.
- 8.E.4. The County shall, through its Office of Emergency Services, maintain the capability to effectively respond to emergency incidents.
- 8.E.5. The County shall maintain an emergency operations center to coordinate emergency response, management, and recovery activities.
- 8.E.6. The County shall ensure that the siting of critical emergency response facilities such as hospitals, fire stations, sheriff's offices and substations, dispatch centers, emergency operations centers, and other emergency service facilities and utilities have minimal exposure to flooding, seismic and geological effects, fire, avalanche, and explosions.

Implementation Programs

- 8.9. The County shall adopt and implement current emergency management principles and practices in all aspects of its emergency management program.

Responsibility: County Executive
Office of Emergency Services
Time Frame: Ongoing
Funding: General Fund

- 8.10. The County shall adopt regulations and standards for incident management, allocation of resources, and continuity of government.

Responsibility: County Executive
Office of Emergency Services
Time Frame: Ongoing
Funding: General Fund

- 8.11. The County shall develop and maintain agreements with other local, state, and federal agencies to ensure coordinated disaster response.

Responsibility: County Executive
Office of Emergency Services
Time Frame: Ongoing
Funding: General Fund

- 8.12. The County shall periodically conduct emergency exercises to evaluate the County's emergency planning, operations, and training.

Responsibility: County Executive
Office of Emergency Services
Time Frame: Ongoing
Funding: General Fund

PUBLIC SAFETY AND EMERGENCY MANAGEMENT FACILITIES

Goal 8.F: To protect public health and safety through safe location of structures necessary for the protection of public safety and/or the provision of emergency services.

Policies

- 8.F.1. The County shall not locate new County structures necessary for the protection of public safety and/or the provision of emergency services in areas subject to inundation, subsidence, slope failure, surface rupture, or ground failure in a seismic event. Exception to this policy may be granted if the only alternative location would be so distant as to jeopardize the safety of the community, given that adequate precautions are taken to protect the facility.
- 8.F.2. The County shall, within its authority, ensure that emergency dispatch centers, emergency operations centers, communications systems, vital utilities, and other essential public facilities necessary for the continuity of government be designed in a manner that will allow them to remain operational during and following an earthquake or other disaster.

Implementation Programs

- 8.13. The County shall conduct an evaluation of County-owned safety and emergency management facilities and public utility systems for susceptibility to damage due to flood inundation or geological or seismic hazards, and shall analyze the extent of acceptable risk of the effects of such flooding or groundshaking.

Responsibility:	Department of Public Works Office of Emergency Services Building Department
Time Frame:	FY 95-96
Funding:	General Fund

HAZARDOUS MATERIALS

Goal 8.G: To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials wastes.

Policies

- 8.G.1. The County shall ensure that the use and disposal of hazardous materials in the County complies with local, state, and federal safety standards.
- 8.G.2. The County shall discourage the development of residences or schools near known hazardous waste disposal or handling facilities.
- 8.G.3. The County shall review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the County's Hazardous Waste Management Plan (CHWMP).

- 8.G.4. The County shall ensure that the mining and processing of toxic metals in the County is conducted in compliance with applicable environmental protection standards and minimizes impacts on adjacent lands and the surrounding natural environment.
- 8.G.5. The County shall strictly regulate the storage of hazardous materials and wastes.
- 8.G.6. The County shall require secondary containment and periodic examination for all storage of toxic materials.
- 8.G.7. The County shall ensure that industrial facilities are constructed and operated in accordance with current safety and environmental protection standards.
- 8.G.8. The County shall require that new industries that store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone shall be determined by the County.
- 8.G.9. The County shall require that applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.
- 8.G.10. The County shall require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material.
- 8.G.11. The County shall encourage the State Department of Health Services and the California Highway Patrol to review permits for radioactive materials on a regular basis and to promulgate and enforce public safety standards for the use of these materials, including the placarding of transport vehicles.
- 8.G.12. The County shall identify sites that are in appropriate for hazardous material storage, maintenance, use, and disposal facilities due to potential impacts on adjacent land uses and the surrounding natural environment.
- 8.G.13. The County shall work with local fire protection and other agencies to ensure an adequate Countywide response capability to hazardous materials emergencies.

Implementation Programs

- 8.14. The County shall maintain and implement a County Hazardous Waste Management Plan (CHWMP). The plan shall address the following: hazardous waste generators; emergency response programs; transportation, storage, collection, treatment, and disposal of hazardous wastes generated within Placer County; the siting of hazardous waste facilities; and enforcement activities. Any proposed hazardous waste facility or expansion of an existing hazardous waste facility shall be consistent with the CHWMP.

Responsibility:	Department of Public Works Health Department Planning Department
Time Frame:	Ongoing
Funding:	Tipping fees General Fund

8.15. The County shall prepare and maintain a Hazardous Materials Emergency Response Plan.

Responsibility: Health Department
County Executive
Office of Emergency Services
Time Frame: Ongoing
Funding: General Fund

8.16. The County shall enter into agreements with other agencies for mutual aid during hazardous materials emergencies.

Responsibility: County Executive
Office of Emergency Services
Time Frame: Ongoing
Funding: General Fund

AVALANCHE HAZARDS

Goal 8.H: To minimize the risk of loss of life, injury, and damage to property due to avalanche.

Policies

8.H.1. The County shall maintain maps of potential avalanche hazard areas.

8.H.2. The County shall require new development in areas of avalanche hazard to be sited, designed, and constructed to minimize avalanche hazards.

Implementation Programs

8.17. The County shall amend local ordinances as necessary to reflect updated avalanche hazard information.

Responsibility: Planning Department
Time Frame: FY 94-95
Funding: General Fund

PUBLIC HEALTH

Goal 8.I: To provide municipal-type environmental health services to the unincorporated urban development areas in Western Placer County.

Policies

8.I.1. Within overall County budgetary constraints, the County shall strive to provide one environmental health specialist per every 9,000 persons in the Western Placer County.

8.I.2. The County shall endeavor to identify and control important diseases transmitted by environmental factors in the Western Placer County.

Implementation Programs

- 8.18. The County shall pursue means such as a County service area or assessment district to provide mosquito abatement activities to prevent the spread of disease in the Western Placer County.

Responsibility: Environmental Health Division
Time Frame: FY 94-95
Funding: General Fund

- 8.19. The County shall identify and seek to provide a suitable location for a branch office of the Environmental Health Division in the western County.

Responsibility: Environmental Health Division
Time Frame: FY 94-95
Funding: General Fund

SECTION 9

NOISE

Goal 9.A: To protect County residents from the harmful and annoying effects of exposure to excessive noise.

Policies

- 9.A.1. The County shall not allow development of new noise-sensitive uses where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 9-1 as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 9-1.
- 9.A.2. The County shall require that noise created by new non-transportation noise sources be mitigated so as not to exceed the noise level standards of Table 9-1 as measured immediately within the property line of lands designated for noise-sensitive uses.
- 9.A.3. The County shall continue to enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC).
- 9.A.4. Impulsive noise produced by blasting should not be subject to the criteria listed in Table 9-1. Single event impulsive noise levels produced by gunshots or blasting shall not exceed a peak linear overpressure of 122 db, or a C-weighted Sound Exposure Level (SEL) of 98 dBC. The cumulative noise level from impulsive sounds such as gunshots and blasting shall not exceed 60 dB LCdn or CNELC on any given day. These standards shall be applied at the property line of a receiving land use.
- 9.A.5. Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 9-1 at existing or planned noise-sensitive uses, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. The requirements for the content of an acoustical analysis are listed in Table 9-2.
- 9.A.6. The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Figure 9-1.
- 9.A.7. The County shall purchase only new equipment and vehicles which comply with noise level performance standards based upon the best available noise reduction technology.
- 9.A.8. New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources, including airports, which exceed the levels specified in Table 9-3, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 9-3.

TABLE 9-1

ALLOWABLE Ldn NOISE LEVELS WITHIN SPECIFIED ZONE DISTRICTS¹
Applicable to New Projects Affected by or Including
Non-Transportation Noise Sources

Zone District of Receptor	Property Line of Receiving Use	Interior Spaces²
Residential Adjacent to Industrial ³	60	45
Other Residential ⁴	50	45
Office/Professional	70	45
Transient Lodging	65	45
Neighborhood Commercial	70	45
General Commercial	70	45
Heavy Commercial	75	45
Limited Industrial	75	45
Highway Service	75	45
Shopping Center	70	45
Industrial	---	45
Industrial Park	75	45
Industrial Reserve	---	---
Airport	---	45
Unclassified	---	---
Farm	(see footnote 6)	---
Agriculture Exclusive	(see footnote 6)	---
Forestry	---	---
Timberland Preserve	---	---
Recreation & Forestry	70	---
Open Space	---	---
Mineral Reserve	---	---

Notes:

- Except where noted otherwise, noise exposures will be those which occur at the property line of the receiving use.
- Where existing transportation noise levels exceed the standards of this table, the allowable Ldn shall be raised to the same level as that of the ambient level.
- If the noise source generated by, or affecting, the uses shown above consists primarily of speech or music, of if the noise source is impulsive in nature, the noise standards shown above shall be decreased by 5 dB.
- Where a use permit has established noise level standards for an existing use, those standards shall supersede the levels specified in Table 9-1 and Table 9-3. Similarly, where an existing use which is not subject to a use permit causes noise in excess of the allowable levels in Tables 9-1 and 9-3, said excess noise shall be considered the allowable level. If a new development is proposed which will be affected by noise from such an existing use, it will ordinarily be assumed that the noise levels already existing or those levels allowed by the existing use permit, whichever are greater, are those levels actually produced by the existing use.

- Existing industry located in industrial zones will be given the benefit of the doubt in being allowed to emit increased noise consistent with the state of the art⁵ at the time of expansion. In no case will expansion of an existing industrial operation be cause to decrease allowable noise emission limits. Increased emissions above those normally allowable should be limited to a one-time 5 dB increase at the discretion of the decision making body.
- The noise level standards applicable to land uses containing incidental residential uses, such as caretaker dwellings at industrial facilities and homes on agriculturally zoned land, shall be the standards applicable to the zone district, not those applicable to residential uses.
- Where no noise level standards have been provided for a specific zone district, it is assumed that the interior and/or exterior spaces of these uses are effectively insensitive to noise.

¹ Overriding policy on interpretation of allowable noise levels: Industrial-zoned properties are confined to unique areas of the County, and are irreplaceable. Industries which provide primary wage-earner jobs in the County, if forced to relocate, will likely be forced to leave the County. For this reason, industries operating upon industrial zoned properties must be afforded reasonable opportunity to exercise the rights/privileges conferred upon them by their zoning. Whenever the allowable noise levels herein fall subject to interpretation relative to industrial activities, the benefit of the doubt shall be afforded to the industrial use.

Where an industrial use is subject to infrequent and unplanned upset or breakdown of operations resulting in increased noise emissions, where such upsets and breakdowns are reasonable considering the type of industry, and where the industrial use exercises due diligence in preventing as well as correcting such upsets and breakdowns, noise generated during such upsets and breakdowns shall not be included in calculations to determine conformance with allowable noise levels.

² Interior spaces are defined as any locations where some degree of noise-sensitivity exists. Examples include all habitable rooms of residences, and areas where communication and speech intelligibility are essential, such as classrooms and offices.

³ Noise from industrial operations may be difficult to mitigate in a cost-effective manner. In recognition of this fact, the exterior noise standards for residential zone districts immediately adjacent to industrial, limited industrial, industrial park, and industrial reserve zone districts have been increased by 10 dB as compared to residential districts adjacent to other land uses.

For purposes of the Noise Element, residential zone districts are defined to include the following zoning classifications: AR, R-1, R-2, R-3, FR, RP, TR-1, TR-2, TR-3, and TR-4.

⁴ Where a residential zone district is located within an -SP combining district, the exterior noise level standards are applied at the outer boundary of the -SP district. If an existing industrial operation within an -SP district is expanded or modified, the noise level standards at the outer boundary of the -SP district may be increased as described above in these standards.

Where a new residential use is proposed in an -SP zone, an Administrative Review Permit is required, which may require mitigation measures at the residence for noise levels existing and/or allowed by use permit as described under "NOTES," above, in these standards.

⁵ State of the art should include the use of modern equipment with lower noise emissions, site design, and plant orientation to mitigate offsite noise impacts, and similar methodology.

⁶ Normally, agricultural uses are noise insensitive and will be treated in this way. However, conflicts with agricultural noise emissions can occur where single-family residences exist within agricultural zone districts. Therefore, where effects of agricultural noise upon residences located in these agricultural zones is a concern, an Ldn of 70 dBA will be considered acceptable outdoor exposure at a residence.

TABLE 9-2

**REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS
(See Policy 9.A.5)**

An acoustical analysis prepared pursuant to Policy 9.A.5 shall:	
1.	Be the financial responsibility of the applicant.
2.	Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
3.	Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
4.	Estimate existing and projected cumulative (20 years) noise levels in terms of Ldn or CNEL and/or the standards of Table 9-1, and compare those levels to the policies in this section. Noise prediction methodology must be consistent with the Placer County Acoustical Design Manual.
5.	Recommend appropriate mitigation to achieve compliance with the policies and standards of this section, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
6.	Estimate noise exposure after the prescribed mitigation measures have been implemented.
7.	Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.

TABLE 9-3

**MAXIMUM ALLOWABLE NOISE EXPOSURE
Transportation Noise Sources**

Land Use	Outdoor Activity Areas¹	Interior Spaces	
	Ldn/CNEL, dB	Ldn/CNEL, dB	Leq, dB²
Residential	603	45	--
Transient Lodging	603	45	--
Hospitals, Nursing Homes	603	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	603	--	40
Office Buildings	--	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

¹ Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

² As determined for a typical worst-case hour during periods of use.

³ Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

- 9.A.9. Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 9-3 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.
- 9.A.10. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 9-3 or the performance standards of Table 9-1, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. At the discretion of the County, the requirement for an acoustical analysis may be waived provided that all of the following conditions are satisfied:
- a. The development is for less than five single-family dwellings or less than 10,000 square feet of total gross floor area for office buildings, churches, or meeting halls;
 - b. The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source or airport, or when the noise source consists of multiple transportation noise sources;
 - c. The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity areas (other than outdoor sports and recreation areas) does not exceed 65 dB Ldn (or CNEL) prior to mitigation. For outdoor sports and recreation areas, the existing or projected future noise exposure may not exceed 75 dB Ldn (or CNEL) prior to mitigation;
 - d. The topography in the project area is essentially flat; that is, noise source and receiving land use are at the same grade; and
 - e. Effective noise mitigation, as determined by the County, is incorporated into the project design to reduce noise exposure to the levels specified in Table 9-1 or 9-3. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the Placer County Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.
- 9.A.11. The County shall implement one or more of the following mitigation measures where existing noise levels significantly impact existing noise-sensitive land uses, or where the cumulative increase in noise levels resulting from new development significantly impacts noise-sensitive land uses:
- a. Rerouting traffic onto streets that have available traffic capacity and that do not adjoin noise-sensitive land uses;
 - b. Lowering speed limits, if feasible and practical;
 - c. Programs to pay for noise mitigation such as low cost loans to owners of noise-impacted property or establishment of developer fees;
 - d. Acoustical treatment of buildings; or
 - e. Construction of noise barriers.

- 9.A.12. Where noise mitigation measures are required to achieve the standards of Tables 9-1 and 9-3, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.

Goal 9.B: To ensure that areas designated for industrial uses pursuant to Goal 1.E. and Policy 1.E.1. are protected from encroachment by noise-sensitive land uses.

Policies

- 9.B.1. The County shall require that new noise-sensitive land uses established next to existing industrial areas be responsible for self-mitigating noise impacts from industrial activities.
- 9.B.2. The County shall apply noise standards in a manner consistent with encouraging the retention, expansion, and development of new businesses pursuant to Goal 1.N. and Policy 1.N.2.
- 9.B.3. Because many industrial activities and processes necessarily produce noise which will likely be objectionable to nearby non-industrial land uses, existing and potential future industrial noise emissions shall be accommodated in all land use decisions.
- 9.B.4. Whenever noise exposure standards herein fall subject to interpretation relative to industrial activities, the benefit of the doubt shall be afforded to the industrial use.

Implementation Measures

- 9.1. The County shall develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process.

Responsibility:	Division of Environmental Health Planning Department Building Department
Time Frame:	Ongoing
Funding:	Permit fees

- 9.2. The County shall develop and employ procedures to monitor compliance with the standards of the Noise section of the Policy Document after completion of projects where noise mitigation measures were required.

Responsibility:	Division of Environmental Health
Time Frame:	Ongoing
Funding:	Permit fees

- 9.3. The County shall periodically review and update the Noise section of the Policy Document to ensure that noise exposure information and specific policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of the General Plan.

Responsibility:	Division of Environmental Health Planning Department
Time Frame:	Ongoing
Funding:	Permit fees

SECTION 10

ADMINISTRATION AND IMPLEMENTATION

Goal 10.A: To provide for the ongoing administration and implementation of the General Plan.

Policies

- 10.A1. The County shall review the General Plan annually and revise it as deemed necessary.
- 10.A2. The General Plan, including community plans, shall be amended no more than four times per year. Each amendment, however, may include multiple changes.
- 10.A3. The County shall conduct a major review of the General Plan, including the Countywide General Plan Policy Document and Background Report, every five years and revise it as deemed necessary.
- 10.A4. The County shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan.

Implementation Programs

- 10.1. The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission's report to the Board of Supervisors shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code '21081.6 for a mitigation monitoring program.

Responsibility:	Planning Commission Planning Department
Time Frame:	FY 94-95; annually thereafter
Funding:	General Fund

- 10.2. The County shall conduct a major review of the Countywide General Plan, including the General Plan Policy Document and Background Report, every five years and revise it as deemed necessary.

Responsibility:	Board of Supervisors Planning Department
Time Frame:	FY 98-99; every five years thereafter
Funding:	General Fund

- 10.3. The County shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan. These shall include the following:
 - a. Zoning Ordinance
 - b. Land Development Manual

- c. Subdivision Ordinance
- d. Grading Ordinance
- e. Environmental Review Ordinance
- f. Avalanche Ordinance
- g. Flood Damage Prevention Ordinance
- h. Placer County Design Guidelines Manual

Responsibility: Planning Department
 Department of Public Works
 Building Department
 Board of Supervisors
 Planning Commission

Time Frame: FY 94-95; as necessary

Funding: General Fund

- 10.4. The County shall implement the provisions of this General Plan through its ongoing project review process.

Responsibility: Board of Supervisors
 Planning Commission
 Planning Department

Time Frame: FY 94-95; as necessary

Funding: General Fund

- 10.5. The County shall continue to update its community plans to ensure consistency with the Countywide General Plan. The County shall maintain and periodically update a work program to guide this process. As part of this process, the County will consider preparing new community plans for the Ophir-Newcastle Area, the Gold Run-Dutch Flat-Alta Area, and the Summit Area.

Responsibility: Planning Department
 Planning Commission
 Board of Supervisors

Time Frame: FY 94-95; as necessary

Funding: General Fund

PART III

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

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

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

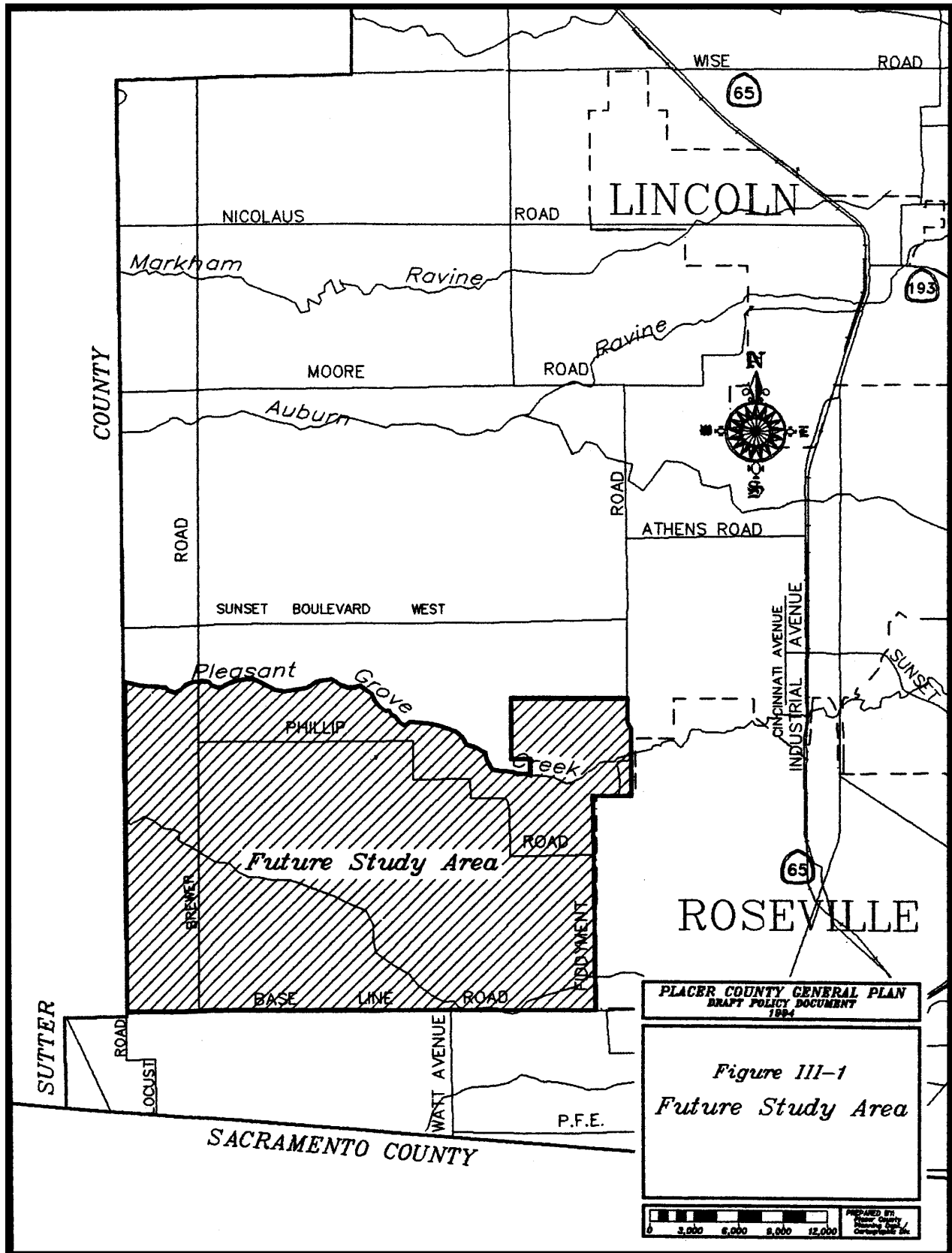
Standards and Requirements

1. The County shall consider GPAs that designate areas for significant new growth only when they can be comprehensively planned as single units according to an adopted specific plan that complies with these standards and requirements.
2. Where appropriate, annexation should be considered first for proposed urban projects. The County supports logical, planned growth, contiguous to existing urban areas.
3. The County shall consider GPAs that designate areas for significant new growth where the planning and design carries out the following objectives:
 - a. Concentrate higher-density residential uses and appropriate support services along segments of the transportation system with good road and transit connections to the remainder of the region;
 - b. Support concentrations of medium and high-density residential uses and higher intensities of non-residential uses within one-quarter mile of transit stops along trunk lines of major transportation systems;
 - c. Support the development of integrated mixed-use areas by mixing residential, retail, office, open space, and public uses while making it possible to travel by transit, bicycle, or foot, as well as by automobile;

- d. Provide buffers between residential and incompatible non-residential land uses;
 - e. Enhance community identity by creating retail/office commercial centers that also serve as cultural and activity centers for communities;
 - f. Provide a bicycle path and pedestrian walkway network to link public facilities, housing, and commercial centers;
 - g. Provide buffers for major public facilities such as landfills, airports and sewage treatment plants; and
 - h. Provide buffers which create distinct, separate urban communities.
4. Prior to consideration of such GPAs the following should have occurred or been demonstrated:
- a. There is a market demand for additional urban or suburban development within the regional analysis area of the County proposed for such development, following an examination of current growth projections, available land, and existing development.
 - b. It has been positively demonstrated that the legal, financial and practical ability to provide a full range of public services exists.
 - c. It has been positively demonstrated that adequate surface water, sewer capacity, and the necessary distribution and collection systems exist or can be built to serve the area proposed for development.
5. New development areas will be expected to provide a balanced complement of land use types, including residential (very low, low, and moderate cost), commercial, industrial, office, recreational, public, institutional, and open space. Mixed use projects, including residential uses, will be considered where they support the provision of infrastructure and development of industrial uses.
6. New development areas shall provide a range of housing types to serve all income groups in the county, and shall stage development such that a balance of housing types is maintained over time, consistent with the housing goals, objectives, policies and programs of the General Plan.
7. New development areas proposed for urban densities shall be designed to achieve, or shall have a goal of achieving, a jobs-housing balance.
8. New development areas must include appropriate buffer zones to provide separation between potential incompatible land uses, consistent with the standards for buffer zones specified in Part I of this Policy Document. The size of the buffer zone is to be proportionate to the total project size and proposed uses. The location of the buffer will depend upon the location of the proposed development relative to other sensitive land uses and/or environmental features.
9. New development areas shall be designed and constructed to provide all public infrastructure, facilities and service necessary to serve both initial and buildout populations, including but not limited to: adequate surface water supplies; sewage collection, treatment, and disposal facilities; public utilities; police and fire protection and emergency services, school and medical facilities where warranted by population; and public transportation. Extensions of new infrastructure, including water, sewer, roads, etc., should be compatible with existing incorporated Cities' General Plans. (See also #16.)

10. New development areas should assist in the resolution of regional problems, including but not limited to air quality, transportation, regional employment needs, and growth pressures on existing communities.
11. Transit services to serve the project area shall be provided by new development using available state and federal transportation funding. New development shall be responsible for its fair share of such transit services.
12. The County shall require that land use form and transportation systems in new development areas be designed to provide residents and employees with the opportunity to accomplish a majority of their trips within the new development area by walking, bicycling, and using transit.
13. The County shall require development in new development areas to be phased in a manner that ensures a balance between the land use and transportation infrastructure at each stage of development. Transportation infrastructure includes roadways, intersections, interchanges, bikeway and pedestrian facilities, and transit facilities (e.g., turn-outs, shelters, storage and maintenance buildings, parking areas for transit and car-pooling, and mode transfer facilities.)
14. The County shall encourage the use of appropriate new technologies (e.g., telecommuting, traveler information systems, alternative-fuel vehicles, and continuous monitoring systems) in new development areas.
15. Road systems within new development areas shall provide links to internal commercial core areas without requiring the use of an adjacent arterial, thoroughfare, or state highway.
16. In conjunction with the processing of a GPA application for development located within the future study area, the County will enter into an agreement with the adjoining city that would specify acceptable levels of service (including police, fire, park programs, etc.) and measures to mitigate impacts to municipal facilities (transportation, circulation, parks, libraries, etc.).

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



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 Ft. @Max FAR
		Min.	Max.	Min.	Max.		@Min. Lot Area	@Max Lot Area	@Min DU/Acre	@Max DU/Acre	
10 Acre Agriculture	24250.4	10	None	0	0.10	0.25	2425	N/A	0	2425	N/A
20 Acre Agriculture	32810.2	20	None	0	0.05	0.25	1641	N/A	0	1641	N/A
40 Acre Agriculture	6078.6	40	None	0	0.025	0.25	152	N/A	0	152	N/A
80 Acre Agriculture	63081.6	80	None	0	0.0125	0.25	789	N/A	0	789	N/A
Subtotal Agriculture	126220.8						5006		0	5006	0
10 Acre Timberland	7199.0	10	None	0	0.10	0.20	720	N/A	0	720	N/A
20 Acre Timberland	4001.3	20	None	0	0.05	0.20	200	N/A	0	200	N/A
40 Acre Timberland	8708.2	40	None	0	0.025	0.20	218	N/A	0	218	N/A
80 Acre Timberland	460728.8	80	None	0	0.0125	0.20	5759	N/A	0	5759	N/A
Subtotal Timberland	480637.3						6897		0	6897	0
Low Density Residential	3432.7	0.23	1.00	1	5	0.30	14925	3433	3433	17163	N/A
Medium Density Residential	992.4	0.08	0.23	5	10	0.70	12405	4315	4962	9924	N/A
High Density Residential	14.0	0.07	0.23	10	21	1.05	199	61	140	293	638502
Rural Residential	26791.2	1.00	10.00	0	1	0.30	26791	2679	0	26791	N/A
Subtotal Residential	31230.3						54321	10487	8534	54172	638502
Business Park/Industrial	2046.6	0.23	None	0	0	1.80	8898	N/A	0	0	160469029
General Commercial	124.3	0.11	None	21	21	2.00	1130	N/A	2609	2609	10824660
Tourist Commercial	129.7	0.14	0.46	11	21	0.80	927	282	1427	2724	4520483
Subtotal Comm'l/Indust.	2300.6						10954	282	4036	5333	175814171
Open Space	1006.3	5	None	0	0	0.02	201	N/A	0	0	N/A
Recreation	768.0	1	None	1	1	0.30	768	N/A	768	768	N/A
Subtotal OS/Rec.	1774.3						969	0	768	768	0
Subtotal Gen. Plan Land Use Diag.	642163.2						78147	10769	13339	72176	176452674
Community Plan Areas	213750.0	See the applicable Community Plans									
Unincorporated Total	855913.2										
Cities	46139.9	See the applicable City General Plans									
COUNTY TOTAL	902053.1										

APPENDIX B

POLICY DOCUMENT GLOSSARY

Affordable housing - Housing capable of being purchased or rented by a household with very low, low, or moderate income. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing, including utilities.

Agricultural buildings - A structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products.

Agricultural Land - Land designated on the General Plan Land Use Diagram for agricultural uses.

Best management practices (BMP) - Any program, technology, process, siting criteria, operating method, measure or device which controls, prevents, removes, or reduces storm water pollution. The most effective, or "best" techniques are applied to each specific circumstance depending on the pollution problem, physical, and geopolitical setting.

Buffer - Areas or bands of land that serve to separate inherently or potentially incompatible land uses, such as residential areas and areas of intensive agriculture (see Part I for land use buffer zone standards).

California Environmental Quality Act (CEQA) - A state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

Capital Improvement Program (CIP) - A plan, adopted by a city or county, that schedules physical improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the jurisdiction. The program generally should be reviewed annually for consistency with the general plan.

Certified Local Government Program - A program sponsored by the California Office of Historic Preservation (SHPO) that provides funding and technical assistance for local historic preservation programs and requires adoption of a county cultural resources protection ordinance and maintenance of a cultural resource inventory.

CNEL - Community Noise Equivalent Level; A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community plan - A geographically-specific element of the Placer County General Plan.

Congestion Management Plan (CMP) - A plan, required by law to be adopted by cities and counties, to control and/or reduce the cumulative regional traffic impacts of development. The plan employs growth management techniques, including traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming.

Db - Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

Development - The physical alteration of land by humans. Development includes: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Development does not include routine repair and maintenance activities.

Fire hazard area - An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Floor-Area-Ratio (FAR) - The ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet.

Forest practice rules - The provisions that govern commercial timber production as regulated by the state Board of Forestry and administered by the California Department of Forestry and Fire Protection (CDF). Special forest practices rules may be proposed by counties to modify the general rules and address local concerns.

Goal - The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Heritage Tourism Program - A National Trust for Historic Preservation initiative that provides technical and monetary support for tourism programs that focus on preserving and utilizing an area's cultural resources to attract tourists and tourist revenues.

Implementation program - An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action, a time frame for its accomplishment, and funding source(s), if applicable.

Intermittent stream - A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year.

Landmark tree - A tree or grove of trees designated by resolution of the Placer County Board of Supervisors to be of historical or cultural value, an outstanding specimen, an unusual species, and/or of significant community benefit.

L_{dn} - The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L_{eq} is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Level of service (LOS) standard - A standard used by governmental agencies to measure the quality or effectiveness of a service or the performance of a facility.

Level of Service (traffic) - A scale that measures the amount of traffic that can be accommodated on a roadway segment or at an intersection. Traffic levels of service range from A to F, with A representing the highest level of service, as follows:

- LOS A** Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.
- LOS B** Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.
- LOS C** Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.
- LOS D** Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.
- LOS E** Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.
- LOS F** Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

Local Agency Formation Commission (LAFCO) - A statutorily-required five-member commission in Placer County that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

Major Development Project - A residential project with 100 or more dwelling units or a commercial, professional office, or industrial development on 10 or more acres of land.

Major Subdivision - Typically, a subdivision creating five or more parcels (for a more detailed definition, see Chapter 19, Section 19.20, of the Placer County Land Development Manual).

Mills Act - State legislation that provides an alternative tax formula for assessing and taxing qualified historic properties if the owner is willing to restore and maintain the property.

Net acreage - The developable area of a lot or parcel, excluding streets and rights of way.

Noise sensitive uses - Land uses that involve activities where excessive noise levels could cause adverse health effects or disrupt the activity. Noise sensitive uses include residential uses, theaters, auditoriums, music halls, meeting halls, churches, hospitals, nursing homes and other similar uses.

100-year floodplain - Area that has a one percent chance of being flooded in any given year. Over the long term, the area will be covered with flood waters on an average of once every 100 years.

Policy - A specific statement in text or diagram guiding action and implying a clear commitment..

Principal dwelling - A single family detached dwelling that generally is established first and is the largest dwelling on a lot.

Quantified objectives - The number of housing units that the County expects to be constructed and the number of households the County expects will be assisted through Housing Element programs and based on general market conditions during the time frame of the Housing Element.

Resource conservation overlay zone - A zoning district applied to such areas as creek corridors, wetlands, and areas rich in wildlife or of a fragile ecological nature to provide added protection from development or disturbance.

Riparian habitat - Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Rural - Areas generally characterized by agricultural, timberland, open space, and very low density residential development (e.g., less than one dwelling unit per acre).

Specific plan - A state-authorized legal tool adopted by cities and counties for detailed design and implementation of a defined portion of the area covered by a general plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any general plan element(s).

Sphere of influence (SOI) - The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCo) of the County.

Standard - A specific, often-quantified guideline incorporated in a policy or implementation program defining the relationship between two or more variables. Standards often translate directly into regulatory controls.

State responsibility areas (SRA) - Areas of the state in which the financial responsibility for preventing and suppressing fires has been determined by the state Board of Forestry to be primarily the responsibility of the state.

Stream environment zone - Generally, an area which owes its biological and physical characteristics to the presence of surface or ground water.

Suburban - Areas generally characterized by low density residential development (e.g., 1 to 5 dwelling units per acre) and limited commercial uses.

Surface water - Water on the earth's surface, as distinguished from subterranean water; typically found flowing in natural or man-made water courses such as rivers, streams, or canals, or contained in lakes or storage reservoirs.

Timberland production zone (TPZ) - A classification that identifies nonfederal timber producing lands for special county tax assessments, as required by the state Forest Taxation Reform Act of 1976. This Act was amended and replaced by the Timberland Productivity Act of 1982.

Transient occupancy tax (TOT) - A tax levied on the occupancy of a room or rooms in a hotel, inn, tourist home or house, or other lodging for a period up to 30 days; also known as a room occupancy tax, hotel/motel tax, or bed tax.

Transit corridor - An area along a major transportation facility (i.e., freeway, arterial, rail line) designated by the General Plan, that can be planned for higher intensity land use. Transit corridors are designated based upon 1) existing and future availability of "high-capacity" transit service, and 2) availability of land that could be developed or redeveloped for higher-intensity residential and employment centers.

Transportation systems management (TSM) - A comprehensive strategy adopted by a city or county to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps, and one-way streets.

Urban - Areas generally characterized by moderate and higher density residential development (e.g., 5 or more dwelling units per acre), commercial development, and industrial development.

Vernal pools - Basins that form in soils over an impervious rock or clay layer that collect surface runoff from winter storms and gradually dry out by evaporation as the weather becomes warmer in the spring. Vernal pools support diverse and unique plant and wildlife species specifically adapted to these conditions. This habitat supports a number of threatened and endangered species.

Wetlands - Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a "unified" methodology now used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and soils."

Wetland mitigation bank - A program designed to mitigate impacts to wetlands by identifying wetland areas that would be restored or enhanced and preserved as "banks" for which "credits" would be available to compensate for loss of wetlands associated with planned development activities. Wetlands "banks" provide for consolidated and efficient management of wetlands areas to mitigate the loss of numerous incremental wetland losses in areas where avoidance or preservation is infeasible.

Wildlife Habitat Relationships (WHR) System - **System** - A classification system that describes major biological communities of California in terms of the dominant vegetation types and associated wildlife (see A Guide to Wildlife Habitats of California, published by the California Department of Forestry and Fire Protection, 1988).

APPENDIX C

DEVELOPMENT STANDARDS

BICKFORD RANCH SPECIFIC PLAN AREA

The Bickford Ranch Specific Plan Area could be developed as a planned residential development on 1,950± acres located north of the Town of Loomis, west of Newcastle and southeast of the City of Lincoln. This area is proposed as a "recreation and residential development that may consist of a mix of land uses including estate size lots of 5-10± acres to higher density development of 6-10 units per acre. Golf courses as well as other recreation amenities may also be included.

Any development considered within this area shall be subject to the specific plan requirements of the zoning ordinance and the following development standards.

- a. Residential uses: A maximum of 1,950 dwelling units, although this number may not be realized due to site constraints, inclusion of buffers, and other factors that may limit available developable land.
- b. Commercial uses: A maximum of 14 acres of commercial uses, with typical land uses allowed as listed in Part I for the General Commercial land use designation.
- c. Open space: Any development proposal for this area shall set aside significant open space areas and include the slopes of Boulder Ridge, drainage ways, corridors along canals and major roadways.
- d. Required buffers: Development within the Bickford Ranch Specific Plan Area shall incorporate the following buffer zones, according to the standards for buffer zones in Part I, page 23:
 - Agriculture/Timberland
 - Sensitive Habitat
- e. Transit: A park-and-ride lot should be constructed and dedicated near the entrance for residents and visitors.
- f. Urban design standards: Development within the Bickford Ranch Specific Plan Area shall be planned and designed to comply with the following standards:
 - (1) Urban form. The specific plan shall provide for up to two mixed use, pedestrian-oriented villages. Village areas should be surrounded by buffer lands, and/or medium density and estate-sized single family residential development. Each village should contain all public facilities and services necessary for its development. The planning and design in the specific plan should give particular attention to the Visual and Scenic Resource policies and Development Form and Design policies of this General Plan (pages 41 and 47, respectively.).
 - (2) Village core areas. Mixed use commercial areas should include service and neighborhood commercial uses, professional services, public, quasi-public, and institutional facilities, and high density residential uses.
 - (3) Public gathering areas. Village core areas shall be enhanced by incorporating outdoor public gathering areas into their design. Such areas are intended to facilitate social interaction by area residents and employees.

- (4) Community open space areas. Each village should contain a green to be located adjacent to, or integrated into, the village core area. Community parks should be located adjacent to major open space and roadway corridors. Community parks and/or golf courses may serve as buffer areas between conflicting land uses (see the standards for Land Use Buffer Zones in Part I, page 23) within or adjacent to the specific plan area. All developed and undeveloped park areas should be linked by a system of greenways and parkways containing pedestrian and bicycle paths separated from vehicular traffic.
- (5) Pedestrian-oriented design. Village areas shall be planned and designed to be pedestrian, bicycle, and transit accessible. Design elements that accommodate pedestrians and cyclists should be precedent over elements that primarily accommodate automobiles.
- (6) Residential uses. Residential areas shall consist of the following three types:
 - (a) Village Residential. These areas shall be located within walking distance of a village commercial core area. The housing should consist of high-density single-family (with or without carriage or secondary dwelling units) and multi-family units.
 - (b) Single-Family Residential. These areas should surround village residential areas at densities consistent with suburban residential development (e.g., 4 to 7 dwellings per acre). Subdivision design should provide opportunities for pedestrian and bicycle access to village core areas. Physical separation of single-family residential areas by such means as sound walls, berms, and major roads shall be discouraged. Single-family residential areas should be incorporated into their village so that both village residential and single-family residential areas function as a single unit and are not separated by physical or design characteristics.
 - (c) Rural Residential. These areas should be located adjacent to buffer zone areas or open space areas within the specific plan area. Rural land uses shall only be considered in areas where residential land use is consistent with the standards in Part I for buffers (page 23). Rural residential densities of 0.2 dwellings per acre or more shall be allowed only when public sewer and water facilities are provided.
- (7) Open Space corridors. Existing and proposed linear open space corridors should be developed as a pedestrian, equestrian, and/or bicycle trail system. Existing corridors include, but are not limited to, stream and riparian areas, power line easements, existing public trails, and existing public roads and bridges that may be ultimately abandoned.
- (8) Roadway corridors. Collector and arterial roads shall be designed as landscaped corridors, including separated bicycle and pedestrian facilities placed within landscaped or native open space corridors and landscape berms and medians.

g. Special Planning Issues to be Addressed:

- (1) Possible provision of a public golf course site.
- (2) Resolution of fire and school district boundaries.
- (3) Public access to communications antenna.
- (4) Consideration of way in which the development in this area may assist in providing affordable agricultural water to agricultural land in the surrounding areas.

APPENDIX D

RESOLUTIONS OF ADOPTION

BEFORE THE BOARD OF SUPERVISORS COUNTY OF PLACER, STATE OF CALIFORNIA

Resol No 94-237

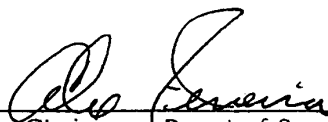
In the matter of A RESOLUTION ADOPTING
THE PLACER COUNTY GENERAL PLAN
(GPA-299)

First Reading _____

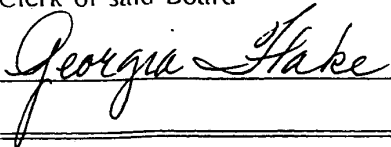
The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held August 16, 1994, by the following vote on roll call

Ayes Ozenick, Lichau, Uhler, Ferreira
Noes Bloomfield
Absent. None

Signed and approved by me after its passage


Chairman, Board of Supervisors

Attest
Clerk of said Board



THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE:

WHEREAS, the Planning Commission of the County of Placer, State of California, has held public hearings in the time and manner prescribed by law to consider and make a recommendation to the Board of Supervisors on the Placer County General Plan (PCGP), and

WHEREAS, the Board of Supervisors of the County of Placer, State of California, has held public hearings in the time and manner prescribed by law to consider the adoption of the PCGP, and

WHEREAS, the Board of Supervisors has considered the recommendations of the Placer County Planning Commission, County staff, local community groups, other public agencies, oral and written evidence of all individuals wishing to testify; and

WHEREAS, the Board of Supervisors finds that the PCGP conforms to all applicable sections of the California Government Code regarding general plan; and

WHEREAS, an Environmental Impact Report (EIR) was prepared and certified for the PCGP in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, CEQA and State and County Guidelines adopted pursuant thereto require this Board to make certain findings where the EIR identifies one or more significant effects which would or could result from approval of the PCGP; and

WHEREAS, the findings and overriding considerations relied upon by the Board are set forth in the accompanying Resolution; and

WHEREAS, the Board of Supervisors recognizes that the PCGP supersedes the previously adopted PCGP; and

WHEREAS, the Board of Supervisors finds that the PCGP is a comprehensive, long-term plan for the physical development of the County which will serve to protect and enhance the health, safety, peace, and general welfare of the residents of the Plan area and the County of Placer as a whole.

NOW, THEREFORE, BE IT RESOLVED that the PCGP is hereby adopted as shown in Exhibit A and B attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that the following elements of the previously adopted General Plan are hereby superseded: Agricultural Element 1989, Aviation Plan, Economic Growth Analysis 1970, Conservation and Recreation Plan 1971, Scenic Highways Element 1977, Open Space and Conservation Plan 1973, Noise Element 1977, Seismic Safety and Safety Element 1977, and the Mineral Resource Conservation Plan 1984; and

BE IT FURTHER RESOLVED that the adoption of the Tinker Knob General Plan, the Westville General Plan, and the Lincoln Urban Area Comprehensive Plan are hereby rescinded, and

BE IT FURTHER RESOLVED that the Colfax General Plan is hereby amended to reflect the changes to the boundaries of the eastern portion of the Plan area as shown in the PCGP land use diagram. This amendment would only affect the land use diagram, and

BE IT FURTHER RESOLVED that the Loomis Basin General Plan is hereby amended to remove the Greenbrae and Aguilar Area (unincorporated island surrounded by the City of Rocklin) from the Loomis Basin General Plan and have the area placed within the County-wide General Plan as shown in the PCGP land use diagram, and

BE IT FURTHER RESOLVED that the Newcastle area as shown in the PCGP land use diagram is to be removed from the Auburn Area General Plan and the Loomis Basin General Plan and placed under the jurisdiction of the PCGP until such time as a Newcastle-Ophir Community Plan is adopted, and

BE IT FURTHER RESOLVED that all references to the current Safety and Noise Elements and the 1984 Housing Element (and any other of the older elements which are hereby rescinded) in the remaining community plans are hereby amended. A reference shall be inserted in each of the community plans to the appropriate section of the new County-wide General Plan Policy Document. This reference shall include language that where the Community Plan Noise Element provides a more restrictive noise threshold, the County-wide General Plan policy shall apply

This page was replaced as revised per the Planning Director.

Resolution 94-237 adopted to include revision.

MOTION Uhler/Lichau VOTE: 4:1 (Bloomfield No).

NOTE: REA-839 was adopted concurrently with this Resolution

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF PLACER, STATE OF CALIFORNIA**

Resol No 94-236

In the matter of: **A RESOLUTION TO CERTIFY
THE PLACER COUNTY GENERAL PLAN EIR AND
ADOPT THE FINDINGS (GPA-299)**

First Reading _____

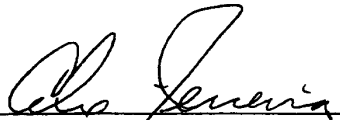
The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held August 16, 1994, by the following vote on roll call

Ayes: Ozenick, Lichau, Uhler, Ferreira

Noes: Bloomfield

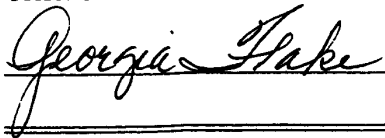
Absent: None

Signed and approved by me after its passage.



Chairman, Board of Supervisors

Attest:
Clerk of said Board



THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE:

WHEREAS, Placer County has proposed the adoption of a new Placer County General Plan (PCGP), and

WHEREAS, Placer County prepared an Initial Study, incorporated herein by this reference, determined that the project had the potential to adversely affect the environment, and determined that an Environmental Impact Report (EIR), would be required pursuant to the California Environmental Quality Act (CEQA), and

WHEREAS, a Notice of Preparation of an EIR was mailed to all responsible and affected agencies and interested persons pursuant to Public Resources Code Section 21080.4; and

WHEREAS, a Draft EIR for the project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Review Ordinance of the Placer County Code; and

WHEREAS, a Notice of Completion of a Draft EIR was forwarded to the State Clearinghouse at the specified time pursuant to Public Resources Code Section 21161; and

WHEREAS, the County distributed copies of the Draft EIR to the public agencies which have jurisdiction by law with respect to the project and to other interested persons and agencies and sought the comments of such persons and agencies; and

WHEREAS, the County also distributed a Notice of Availability for Public review of a Draft EIR to interested individuals and groups to provide additional public notice of the Draft EIR; and

WHEREAS, notice inviting comments on the Draft EIR was given in compliance with the State CEQA Guidelines Section 15085; and

WHEREAS, written and oral comments on the Draft EIR have been received and responses to those comments have been prepared and distributed to all persons commenting on the Draft EIR; and

WHEREAS, a Final EIR has been prepared in accordance with CEQA, notice provided, and copies submitted to the Board of Supervisors for their consideration; and

WHEREAS, the County has prepared a Statement of Overriding Considerations and a Mitigation Monitoring Plan;

NOW, THEREFORE, BE IT RESOLVED:

That the Board of Supervisors certifies that the PCGP Final EIR is adequate and has been completed in compliance with CEQA, the State CEQA Guidelines, and the County Environmental Review Ordinance, and that the Board of Supervisors has reviewed and considered the information contained in the Final EIR;

That the attached findings (Exhibit A) on potentially significant and significant impacts of the proposed project identified in the Final EIR are hereby adopted;

That the attached findings on project alternatives considered in the EIR are hereby adopted;

That the attached Statement of Overriding Considerations is hereby adopted,

That the attached Mitigation Monitoring Plan is hereby approved;

That upon approval and adoption of the project by the Board of Supervisors, the Planning Department is hereby directed to file a Notice of Determination with the County Clerk of Placer County and the State Clearinghouse, pursuant to the provisions of Section 21152 of the Public Resources Code and the State CEQA Guidelines adopted pursuant thereto.

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF PLACER, STATE OF CALIFORNIA**

Resol No. 94-238

In the matter of: **A RESOLUTION TO AMEND THE
DRY CREEK/WEST PLACER COMMUNITY PLAN
TO INCLUDE THE WEST PLACER SPECIFIC PLAN
AREA (GPA-299)**

First Reading _____

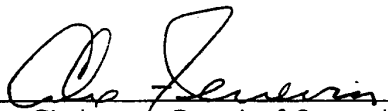
The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held August 16, 1994, by the following vote on roll call:

Ayes: Ozenick, Lichau, Uhler, Ferreira

Noes: Bloomfield

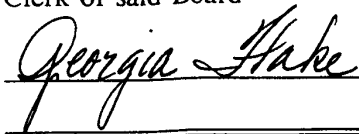
Absent: None

Signed and approved by me after its passage.



Chairman, Board of Supervisors

Attest:
Clerk of said Board



THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE:

WHEREAS, the Planning Commission and Board of Supervisors held public hearings as specified in the Resolution adopting the Placer County General Plan, and

WHEREAS, as a part of adoption of the Placer County General Plan, the Planning Commission and Board of Supervisors considered amendments to the Dry Creek/West Placer

Community Plan; and

WHEREAS, the Board of Supervisors has considered the recommendations of the Placer County Planning Commission, County staff, local community groups, other public agencies, and all members of the public who testified or submitted written comments; and

WHEREAS, the Board of Supervisors finds that this amendment to the Dry Creek/West Placer Community Plan conforms to all applicable sections of the California Government Code regarding general and community plans; and

WHEREAS, an Environmental Impact Report was prepared and certified for the Placer County General Plan in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Board of Supervisors certifies that the Placer County General Plan Environmental Impact Report adequately addresses this amendment to the Dry Creek/West Placer Community Plan; and

WHEREAS, CEQA and State and County Guidelines adopted pursuant thereto require this Board to make certain findings where the EIR identifies one or more significant effects which would or could result from approval of the Plan; and

WHEREAS, the findings and overriding considerations relied upon by the Board are set forth in the certification and adopted findings done for the Placer County General Plan; and

WHEREAS, the Board of Supervisors finds that this amendment to the Dry Creek/West Placer Community Plan provides a comprehensive, long-term plan for the physical development of the area which will serve to protect and enhance the health, safety, peace, and general welfare of the residents of the Plan area and the County of Placer as a whole.

NOW, THEREFORE, BE IT RESOLVED that the Dry Creek/West Placer Community Plan is hereby amended to include the West Placer Specific Plan Area. This amendment, as shown in Exhibit 1 attached hereto, and incorporated herein by reference, includes standards for development in the specific plan area and changes to the text as well as amendments to all of the exhibits and the community plan land use diagram to reflect the specific plan area.

NOTE. REA-839 was adopted concurrently with this Resolution

Exhibit 1

The following discussion is to be added to the Dry Creek/West Placer Community Plan to address the area generally west of Watt Ave and south of Baseline Road. The Community Plan Land Use diagram and all appropriate exhibits will also be amended to designate the area as the West Placer Specific Plan Area. Additional minor text changes shall be made elsewhere in the Plan to reflect this amendment.

The West Placer Specific Plan Area is located in the southwest corner of unincorporated Placer County, adjacent to the Sacramento and Sutter County lines and is the western-most half of the Dry Creek/West Placer Community Plan area. The Specific Plan Area is approximately four miles west of Roseville and 10 miles north of the City of Sacramento. The site is approximately 5,150 acres. The plan area is envisioned as a mixed-use community including residential, retail commercial, and business/professional uses, as well as public facilities such as parks, schools, and open space. This Specific Plan area was identified in the Dry Creek/West Placer Community Plan (1990) as an area to be examined as part of the Countywide General Plan Update and that update resulted in this designation for the area.

The West Placer Specific Plan Area shall be subject to the following development standards

1. Residential uses: A maximum of 14,132 dwelling units, although this number may not be realized due to site constraints, inclusion of buffers, and other factors that may limit developable land
2. Commercial and industrial uses: The following acreage shall serve as approximations of an acceptable mix of on-residential uses: a maximum of 80 acres of commercial, 160 acres of office and professional development, and up to 300 acres of professional/light industrial development.
3. Open space. Open space shall be provided for drainageways, floodplains, recreation areas, parks, undeveloped buffers, trail corridors, and natural areas.
4. Required buffers: Proposed development within the West Placer Specific Plan Area shall incorporate the following land use buffers, according to the standards of buffer zones contained in the Placer County General Plan, Part I (page 19).
 - Agricultural/Timberland
 - Industrial/Residential
 - Sensitive Habitat

In addition, the project shall include elements in its design which provide buffers between urban areas within the boundaries of the Specific Plan Area and rural residential development in Sacramento County

5. Transit: A public transit system shall consist initially of an express bus system and dedication of right-of-way corridor for possible future light rail transit with

a feeder bus network

6. Urban design: Development within the West Placer Specific Plan Area shall be planned and designed to comply with the following standards.

- a. Urban form. The specific plan and project plans for development shall provide for up to two mixed use, pedestrian-oriented village or towns and a single, larger town center. Village areas should be surrounded by buffer lands, low density single-family residential, and/or regional employment and commercial. Mixed use (commercial, professional office, and high density residential) nodes, commercial centers, and regional employment areas are to be established at sufficient densities to support express bus transit service between adjoining villages and nearby urban centers (e.g., other new growth areas or incorporated cities). Each village should contain all public facilities and services necessary for its development.
- b. Town center. The Specific Plan Area should contain one large town center that will operate as the institutional and social focal point of the community. The town center is to contain, at a minimum, a community meeting facility; formal outdoor gathering areas (e.g., amphitheaters); and the main offices and facilities for law enforcement, fire library, and other public services. Public, quasi-public, and institutional facilities should be centrally located in the town center.
- c. Village core areas. Mixed-use commercial core areas should be developed to provide service and neighborhood commercial needs, professional services, public, quasi-public, and institutional facilities, and high-density residential uses. Village core areas shall contain transit services to connect to nearby village areas, commercial centers, and regional employment areas, and to destinations beyond the boundaries of the Specific Plan Area.
- d. Public gathering areas. Commercial areas within town centers and village core areas shall be enhanced by incorporating outdoor public gathering areas into their design. Such areas are intended to facilitate social interaction by area residents and employees.
- e. Community open space areas. Each village area should contain a village green to be located adjacent to, or integrated into, the village core area. Community parks should be located adjacent to major open space and roadway corridors (see items i. and j. below). Community parks may serve as buffer areas between conflicting land uses (See the standards for Land Use Buffer Zones in the Placer County General Plan in Part I, page 19), within or adjacent to the specific plan area. All developed and undeveloped park areas should be linked by a system of greenways and parkways containing pedestrian and bicycle paths separated from vehicular

traffic.

- f. Pedestrian-oriented design Town center, village core, and regional employment areas shall be planned and designed to be pedestrian, bicycle, and transit accessible. Design elements that accommodate pedestrian and cyclists should take precedent over elements that primarily accommodate automobiles.
- g. Commercial areas:
 - (1) New commercial buildings shall be designed to provide maximum pedestrian accessibility. Primary ground floor commercial building entrances should orient to plazas, parks, or pedestrian-oriented streets rather than interior blocks or parking lots. Anchor retail buildings may have their entries from off-street parking lots; however, on-street entries are strongly encouraged.
 - (2) Street-level windows and numerous building entries are encouraged in town centers and village core areas. Arcades, porches, bays, and balconies are encouraged.
 - (3) If a wall of a primary commercial establishment does not have an entry on a pedestrian route, it shall include windows, display areas, and/or be lined with retail shops to provide visual interest to pedestrians.
 - (4) Entries into small shops and offices shall orient directly onto a pedestrian-oriented street. Buildings with multiple retail tenants should have numerous entries onto the street. Small, single-entry malls should be avoided. Off-street parking should be located at the rear of buildings with walkways leading to the street and entry.
 - (5) Commercial development shall be designed to provide varied and interesting building facades to provide pedestrian orientation. Building designs should provide as much variety as possible without creating a chaotic image. Facades should vary from one building to the next, rather than create an overly unified frontage. Covered walkways should be provided whenever possible.
- h. Residential areas Residential areas shall consist of the following three types:
 - (1) Village Residential These areas shall be located within walking distance of a village commercial core area. The housing should

consist of high-density single-family (with or without carriage or secondary dwelling units) and multi-family units.

(2) Single-family Residential. These areas should surround village residential areas at densities consistent with suburban residential development (e.g., 4 to 7 dwellings per acre). Subdivision design should provide opportunities for pedestrian and bicycle access to village core areas. Physical separation of single-family residential areas by such means as sound walls, berms, and major roads should be discouraged. Single-family residential areas should be incorporated into their village so village residential and single-family residential areas function as a single unit and are not separated by physical or design characteristics.

(3) Rural Residential. These areas should be located in buffer zones within the specific plan boundaries. Rural land uses shall only be considered in areas where residential land use is consistent with the standards in Part I for buffers (page 19). Rural residential densities of 0.2 dwellings per acre or more shall be allowed only when public sewer and water facilities are provided.

i Open space corridors. Existing and proposed linear open space corridors should be developed as a pedestrian, equestrian, and/or bicycle trail system. Existing corridors include, but are not limited to, stream and riparian areas (e.g., the Dry Creek corridor), power line easements, abandoned rail rights-of-way, existing public trails, and existing public roads and bridges that may be ultimately abandoned. The Dry Creek corridor shall be designed to provide bicycle/equestrian/pedestrian connections to similar facilities in Sacramento County near Gibson Ranch Park

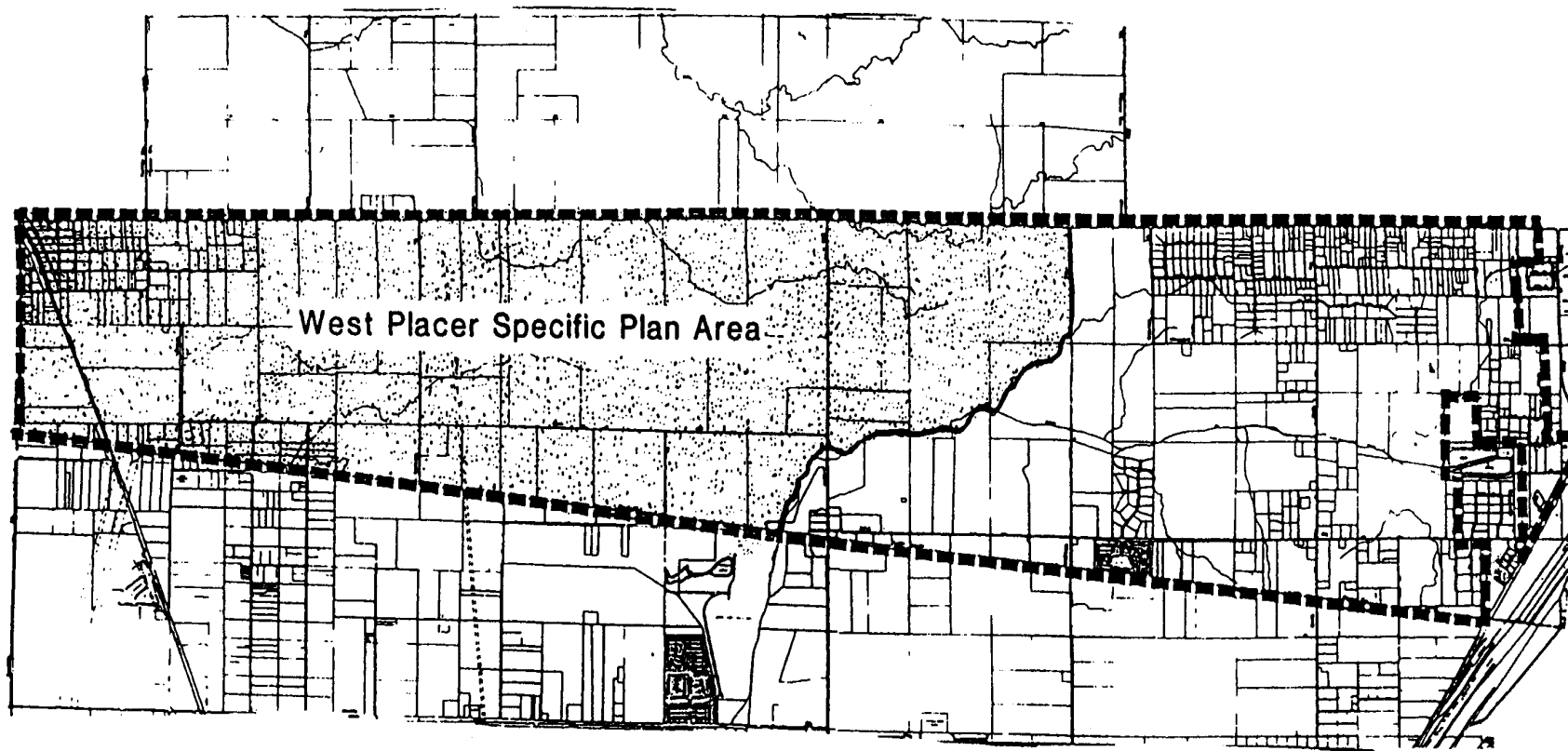
j Roadway corridors Collector and arterial roads shall be designed as landscaped corridors, including separated bicycle and pedestrian facilities within landscaped or native open space corridors and landscaped berms and medians

7. Phasing of Development Phasing shall maintain a balanced mix of land uses throughout development of the plan area and shall address necessary infrastructure and other relevant issues. Development in the West Placer Specific Plan Area shall be required to proceed in a logical fashion.

8. Agricultural water supply: Development within the Specific Plan Area should assist in the provision of affordable agricultural water to surrounding agricultural lands Sources of such agricultural water include reclaimed and retained water

and newly developed surface water sources.

- 9 Noise Development within the Specific Plan Area shall be designed to avoid aircraft noise impacts on noise sensitive uses, resulting from operations at McClellan Air Force Base No residential land uses shall be permitted in areas which exceed noise levels indicated in Table 9-3, page 122 of the Placer County General Plan



DRY CREEK / WEST PLACER COMMUNITY PLAN

(GPA-299)

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

In the matter of:
**A RESOLUTION AMENDING THE
PLACER COUNTY GENERAL PLAN
(HOUSING ELEMENT)**

Resol. No: 92-199

Ord. No:

First Reading

The following **RESOLUTION** was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held **JUNE 30 , 1992**
by the following vote on roll call:

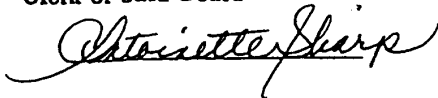
Ayes: OZENICK, FERREIRA, BELAND, HOGG, FLUTY

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.

Attest:
Clerk of said Board


Chairman, Board of Supervisors

WHEREAS, State law requires that the Housing Element of the Placer County General Plan be updated every five years, and;

WHEREAS, the Placer County Board of Supervisors have prepared and considered a new Housing Element and;

WHEREAS, the Placer County General Plan Housing Element (1992) is in conformance with State law and is consistent with the Placer County General Plan, and;

WHEREAS, Placer County has acted in good faith in diligently preparing a Housing Element to meet the needs of a broad segment of society,

**BE IT HEREBY RESOLVED BY THE PLACER COUNTY BOARD OF SUPERVISORS,
STATE OF CALIFORNIA, AS FOLLOWS:**

That the Placer County General Plan Housing Element is amended as attached herein (Attachment A) and is approved based upon the following Findings of Fact:

1. The Housing Element is consistent with the other elements of the Placer County General Plan.
2. The Housing Element has been prepared in the interests of the existing and future residents of Placer County in order to insure that housing opportunities exist for all income categories.
3. The Housing Element addresses the needs of special groups including seniors, large families, the disabled and the homeless.
4. The Housing Element seeks to preserve and rehabilitate the existing affordable housing stock.
5. The Housing Element provides policies which aim to provide quality housing opportunities for all income levels and age groups in Placer County based upon the fair share of the regional housing need as determined by the Sierra Planning Organization.
6. The Housing Element will not be detrimental to the health, safety, comfort, peace, morals or general welfare to the existing and future residents of Placer County.
7. The Housing Element satisfies the statutory requirements of the Government Code including Sections 65583, 65584, 65585, 65588 and 65589.8.

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF PLACER, STATE OF CALIFORNIA**

Ord No 4602-B

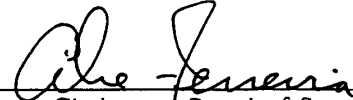
In the matter of: **AN ORDINANCE AMENDING
THE PLACER COUNTY ZONING ORDINANCE,
CHAPTER 30, PLACER COUNTY CODE
(REA-839)**

First Reading August 16, 1994

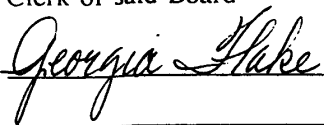
The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held September 6, 1994, by the following vote on roll call:

Ayes: OZENICK, LICHAU, UHLER, BLOOMFIELD, FERREIRA
Noes: NONE
Absent: NONE

Signed and approved by me after its passage


Chairman, Board of Supervisors

Attest:
Clerk of said Board



THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

That Chapter 30 of the Placer County Code, Zoning Maps 3C, 3D, 4A, 4C, 5C, 6C, 7C, 7D, 8A, 8B, 8C, 8D, 11D, 13AB, 13C, 15C, 17B, 19A, 20A, 22A, 23A, 23B, are hereby amended as shown on Exhibits 1 through 33 on file in the office of the Clerk of the Board of Supervisors.

NOTE GPA-299 (Placer County General Plan) was adopted concurrently with this rezoning

WHEREAS, State law does not require that these functional plans be adopted as elements of the Placer County General Plan; and

WHEREAS, the County wishes, as a part of adopting the new PCGP, to clarify what is, and is not a part of the PCGP,

NOW, THEREFORE, BE IT RESOLVED that the following adopted plans are not elements of the Placer County General Plan: Comprehensive Land Use Plans for the Truckee-Tahoe, Lincoln and Auburn Airports; the Solid Waste Management Plan, and the Hazardous Waste Management Plan.

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF PLACER, STATE OF CALIFORNIA**

Resol No 94-239

In the matter of: **A RESOLUTION DECLARING THAT
THE ADOPTED PLANS LISTED BELOW ARE NOT
ELEMENTS OF THE PLACER COUNTY GENERAL
PLAN (GPA-299)**

First Reading _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held August 16, 1994, by the following vote on roll call:

Ayes: Ozenick, Lichau, Uhler, Bloomfield, Ferreira

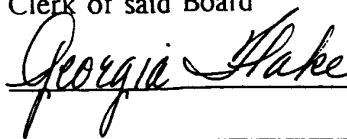
Noes: None

Absent: None

Signed and approved by me after its passage.


Chairman, Board of Supervisors

Attest:
Clerk of said Board



THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE:

WHEREAS, Placer County has previously approved the Comprehensive Land Use Plans for the Truckee-Tahoe, Lincoln and Auburn Airports, the Solid Waste Management Plan, and the Hazardous Waste Management Plan; and