

APPENDIX O

**PLACER COUNTY GENERAL PLAN
POLICIES**

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 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 retrofiting 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	Applicable Program	HOUSING UNITS BY INCOME GROUP					Total Units
		Very Low	Low	Moderate	Above Moderate		
New Construction		20	30				50
1. Density bonus & other incentives	3, 4, 8, 11, 13, 14, 15, 16, 18						
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	Applicable Program	HOUSING UNITS BY INCOME GROUP				Total Units
		Very Low	Low	Moderate	Above Moderate	
Conservation/Rehabilitation	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.A12. 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.A13. 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.A14. 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.

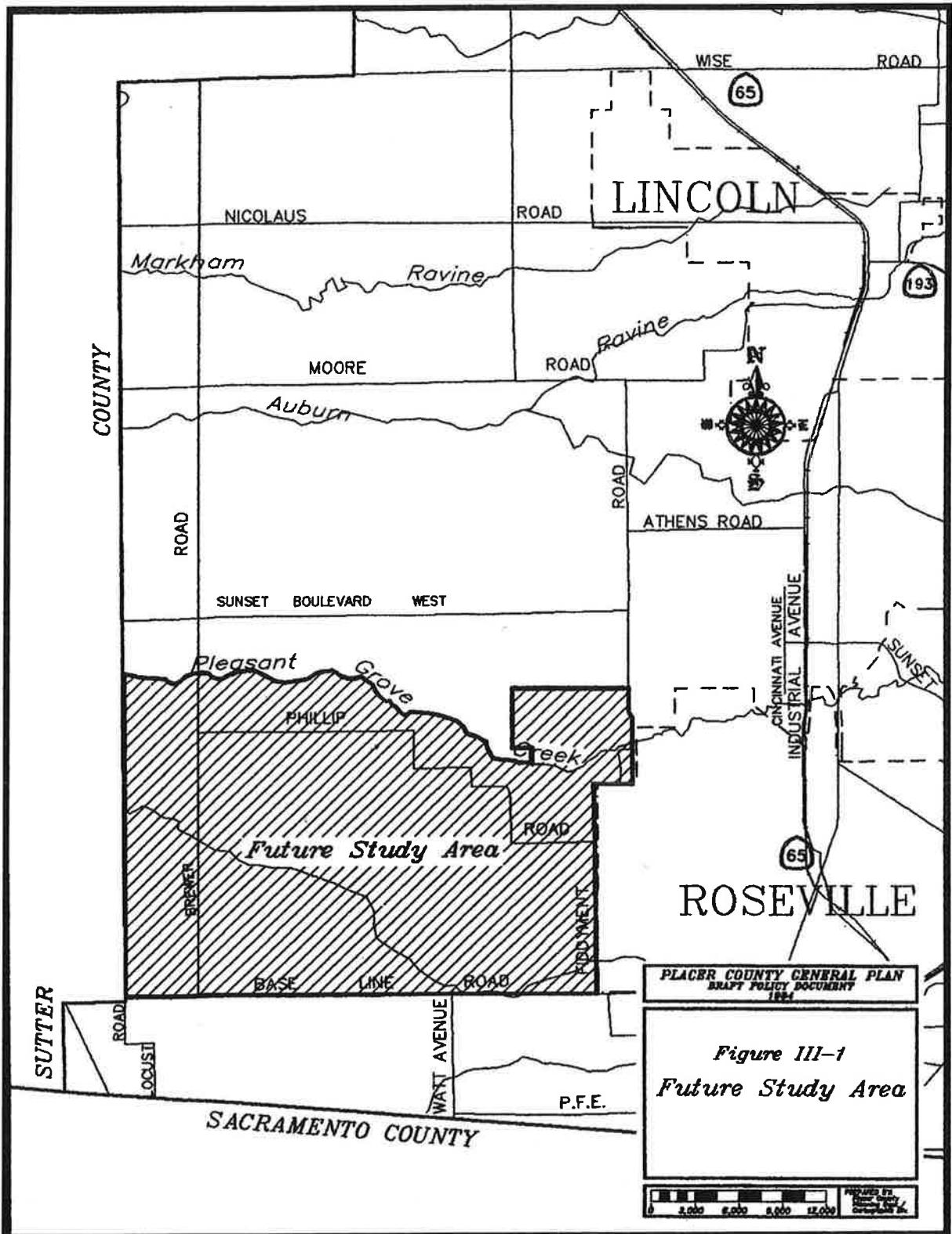
Standards and Requirements

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	1150	N/A	2609	2609	10824660	
Tourist Commercial	129.7	0.14	0.46	11	21	0.80	927	282	1427	2724	4520483	
Subtotal Comm/Industrial	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	See the applicable City General Plans										
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).