
SECTION 10: IMPLEMENTATION

SECTION 10: IMPLEMENTATION

1. Summary

The Meadow Vista Community Plan will be implemented in a variety of ways. As explained below, zoning and other County land use regulations are major tools for Plan implementation. In addition, the implementation programs listed throughout the Plan will be utilized as guidelines to assist with ongoing project review and approval process.

While most of these implementation programs will simply be used as aids during development review once the Plan is adopted, some implementation programs will require the adoption of subsequent ordinances, regulations, and/or guidelines to address various aspects of the development process. A summary of the implementation programs requiring subsequent action follows:

- The County shall identify and formally designate and adopt a system of scenic routes. (Land Use, No. 8)
- 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. (Population and Housing, No. 10)
- 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. (Population and Housing, No. 11)
- 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. (Population and Housing, No. 12)
- The County will adopt a mobile home park 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. (Population and Housing, No. 13)
- Prepare and adopt an ordinance implementing traffic mitigation fees for the Roadway Capital Improvement Program. (Transportation and Circulation, No. 2)
- Revise road improvement and right-of-way dedication requirements for land development projects within the Plan area. (Transportation and Circulation, No. 3)
- Pursue other sources of funding for transportation improvements. (Transportation and Circulation, No. 7)
- 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. (Public Facilities and Services, No. 2)
- The County should establish an annual monitoring and reporting program to evaluate facility capacity and service levels. (Public Facilities and Services, No. 3)
- The County should prepare a capital improvement program (CIP) or area facilities plan and update it annually. (Public Facilities and Services, No. 4)
- 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. (Public Facilities and Services, No. 6)

- The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. (Public Facilities and Services, No. 6)
- The County shall adopt fee schedules for new development to fund needed public facilities and services. (Public Facilities and Services, No. 8)
- The County shall work with local water purveyors and others to adopt and implement a water availability monitoring program (Public Facilities and Services, No. 9).
- Initiation and implementation by the Health Department of an education and enforcement program leading to the replacement of canal-served water supplies with safe water sources. (Public Facilities and Services, No. 12)
- Undertake more precise studies of areas identified as being in need of community sewer service. (Public Facilities and Services, No. 22)
- 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. (Public Facilities and Services, No. 27)
- The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under state and federal stormwater quality programs. (Public Facilities and Services, No. 28)
- 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. (Public Facilities and Services, No. 29)
- 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. (Recreation, No.2)
- The County will prepare a revised park land dedication ordinance which addresses the Auburn Area Recreation and Park District (ARD) standard of 10 acres per 1,000 people established by this Plan. The existing park land dedication standard of 5 acres per 1,000 people shall remain in effect until a revised ordinance is adopted. (Recreation, No. 3)
- 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. (Cultural Resources, No. 2)
- 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. (Cultural Resources, No. 3)
- 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. (Cultural Resources, No. 4)
- The County shall consider pursuing the cultural resource management programs identified on Page 96 of the Plan and shall explore possible funding sources to support these programs. (Cultural Resources, No. 5)
- Hire a Cultural Resources Officer. (Cultural Resources, No. 12)
- 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. (Natural Resources, No. 9)

- As funding permits, the Division of Environmental Health will work with water well drilling contractors and others with useful information to study the quality of groundwater in the Plan area. This information will be used to develop and implement a formal groundwater quality management plan with emphasis upon such pollutants as elevated nitrate and coliform bacteria levels and the cause of any elevated levels discovered. (Natural Resources, No. 11)
- Modify existing ordinances regulating land development activities to incorporate and formalize policies related to land use, grading operations, and vegetation removal adjacent to all drainageways, canals, and significant water features. (Natural Resources, No. 13)
- Prepare and adopt a stream management plan and ordinance to protect and enhance waterways and stream channels. (Natural Resources, No. 14)
- Develop brochures and other methods to educate the public and developers regarding the potential impacts of development on drainage, flooding, and water quality. (Natural Resources, No. 15)
- Adopt an ordinance requiring the dedication of open space lands or payment of open space mitigation fees where appropriate to provide and maintain open space consistent with the park standard requiring five acres of passive park land for every 1,000 persons. The existing park land dedication standard of 5 acres per 1,000 people (for active recreation only) shall remain until a revised ordinance is adopted. (Natural Resources, No.24)

In order to track the implementation of the Plan, the rate of build-out of the area, and to ensure that deficiencies or changes are noted, it shall be a policy of the County to provide an annual report on the Plan to the Planning Commission and Board of Supervisors.

Responsible Agency: Planning Department
Time Frame: Annually
Funding: General Fund

2. Zoning and Land Use Regulations

The Community Plan is the policy framework and plan of action for the area and the zoning regulations are a major tool to effectuate the Plan. The County can guide and control development within the Plan

boundaries through the enforcement of Zoning Ordinance provisions such as minimum lot sizes, structural setbacks, design criteria, etc. Precise zone district designations are included as a part of the Community Plan process, and they are important to the future development of the area. Whereas the Community Plan land use designations provide for a range of residential densities or a general category of commercial or industrial uses, the implementing zone district specifies a minimum lot size (or maximum residential density) or a more definitive type of commercial or industrial enterprise that may be allowed.

The Placer County Zoning Ordinance provides the precise standards, regulations, process requirements and development criteria which will have the greatest impact upon the eventual build-out of the Plan. Other Placer County land use regulations which will contribute to the Plan's implementation include: the Subdivision Ordinance, the Grading Ordinance, the Environmental Review Ordinance, the Development Agreement Ordinance, the Design Review Guidelines, the Landscape Guidelines, the Flood Damage Prevention Ordinance, the Uniform Building Code, Surface Mining and Reclamation regulations, and numerous other rules adopted to protect public health and safety, and promote the general welfare of the County.

3. Relationship to the Placer County General Plan and Related Functional Plans

The Placer County General Plan, originally adopted in 1967, was recently updated to address existing conditions and trends in Placer County and to revise the overall framework for the goals, policies, implementation programs, and land use and circulation plan diagrams for Placer County. The updated Placer County General Plan was adopted by the Board of Supervisors on August 16, 1994.

Due to the geographic, environmental and socioeconomic diversity found in Placer County, Community Plans or area General Plans have been adopted to address approximately 20 different planning areas throughout the County. The Meadow Vista Community Plan is the most recent of these plans and is an update of the earlier Meadow Vista/West Applegate General Plan (1974). The adoption of the Meadow Vista Community Plan signals its incorporation into the Placer County General Plan as the primary policy document for the area previously defined as the Meadow Vista/West Applegate General Plan area.

3.1 Placer County Regional Transportation Plan

The Meadow Vista Community Plan is consistent with the Regional Transportation Plan (RTP) as it furthers the goals and policies of the RTP. When funding sources are secured for the Capital Improvement Program, improvements will be included in subsequent RTPs on a priority basis.

3.2 Solid Waste Management Plan (Adopted 1989)

The Meadow Vista Community Plan is consistent with the projections contained within the 1989 Placer County Solid Waste Management Plan in that it does not provide for residential, commercial or industrial growth beyond that anticipated by that Solid Waste Plan. Projections regarding the lifespan of the County's waste disposal facilities as discussed in the 1989 Plan remain unchanged with the adoption of the Meadow Vista Community Plan. The County is in the process of preparing an Integrated Waste Management Plan to be adopted approximately March 1996.

3.3 Air Quality Attainment Plan

Placer County Air Pollution Control District's (PCAPCD) 1991 Air Quality Attainment Plan contains several strategies for bringing Placer County into compliance with the California ambient ozone standards, such as reducing emissions from both stationary and mobile sources. The Meadow Vista Community Plan was prepared in conformance with the Air Quality Attainment Plan and contains reference to the Air Quality Attainment Plan and provides support to PCAPCD and regional efforts to achieve clean air.

3.4 Hazardous Waste Management Plan

The Placer County Hazardous Waste Management Plan was prepared with consideration given to local Community Plans (see pp. 3-5 of the Hazardous Waste Management Plan, March 1988). No special acknowledgement is required herein because the Hazardous Waste Management Plan identified the Meadow Vista area as one which "precludes repository siting" (see page M-11).