

CITY OF PLACERVILLE



GENERAL PLAN POLICY DOCUMENT

JANUARY 1989

Amended December 14, 2004;
Housing Element amended February 2012;
Street Classifications and Circulation Diagram amended June 2012;
Land Use Element amended June 2013;
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Housing Element amended February 2014

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INTRODUCTION

INTRODUCTION

REGIONAL AND LOCAL SETTING

Placerville is located in El Dorado County on the western slope of the Central Sierra Nevada at the junction of U.S. Highway 50 and State Highway 49. Situated approximately midway between Sacramento and Lake Tahoe, Placerville lies about 25 miles east of Folsom, which marks the eastern edge of the intense urban development of the Sacramento Metropolitan area. The rural residential communities of El Dorado Hills and Shingle Springs lie just to the west of Placerville along Highway 50, and the city of South Lake Tahoe is approximately 60 miles to the east along Highway 50. Auburn lies approximately 25 miles north of Placerville on Highway 49 and Jackson is approximately 34 miles to the south on Highway 49.

Placerville occupies approximately five square miles at the bottom and up the slopes of a ravine bisected by Hangtown Creek and Highway 50.

The historical development of Placerville can be divided into five periods. The first began in 1848 with the formation of the town and its transition from a tent community to a frontier boom town. The second period was characterized by gradual economic decline, reflected in a slowdown in gold discovery, lower gold prices, and population decline. The third period, which began with the discovery of silver ore near Virginia City, Nevada, was characterized by quick growth lasting through the early 1870's. The fourth period began in the early 1870's and lasted into the second decade of the twentieth century. This period was characterized by population decline and economic diversification. The fifth and last period began in the 1920's and continues to the present. This last period has been characterized by steady growth in the population and major growth in the retail market, in agribusiness, and in the lumber industry.

Placerville is a thriving community with a 1988 population of approximately 8,000 within the city and another 3,000 outside in the adjacent unincorporated area. The city is the administrative and commercial center of El Dorado County and a popular destination for Gold Country tourists and recreationists.

PURPOSE AND NATURE OF THE GENERAL PLAN

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

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

On the most abstract level, preparing the general plan can be viewed as an activity which sharpens and focuses the many concerns of citizens within the community and provides a structure by which these often conflicting concerns can be forged into a common vision of the future. By bringing attention to the issues facing the community and placing them in an expanded time frame, the plan helps citizens see their community as a complex system—a living entity that grows and responds to problems and opportunities—and to guide it along an agreed upon course.

On a more concrete level, preparing, adopting, and maintaining a general plan serves to:

- Establish within local government the capacity to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the community;

- Identify the community's environmental, social, and economic goals;
- Record the local government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;
- Provide citizens with information about their community and with opportunities to participate in the local planning and decision-making process;
- Improve the coordination of community development activities among local, regional, state, and federal agencies; and
- Establish a basis for subsequent planning efforts, such as preparation of specific plans, redevelopment plans, and special studies, to deal with unique problems or areas in the community.

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

PREPARATION OF THE GENERAL PLAN

In May 1985, the City of Placerville initiated a comprehensive revision of its 1974 General Plan, retaining a consultant team headed by J. Laurence Mintier & Associates.

In June 1985, the Consultants carried out an issue identification process consisting of a town hall meeting, interviews with public officials, and written community response forms.

Following the issue identification process, the Consultants prepared a detailed background report describing and assessing existing conditions, constraints, and opportunities in Placerville.

In January 1986, the City appointed a 35-member citizen advisory committee to assist the City and the Consultants in preparing the revised General Plan. The Citizen Advisory Committee, which was divided into six subcommittees, met throughout 1986 reviewing background materials and drafting policies for the new plan.

Working with City staff and the Consultants during early 1987, the Citizen Advisory Committee prepared a formal draft of the revised General Plan for review and consideration by the Placerville Planning Commission and City Council. The Consultants subsequently prepared a Draft Environmental Impact Report on the Draft General Plan.

The Draft General Plan Policy Document, the Draft General Plan Background Report, and the Draft General Plan EIR were released for public review in February 1988.

The Planning Commission held 2 hearings and 10 meetings on the Draft General Plan and Draft EIR between April and December 1988. The City Council held 4 hearings and 2 meetings between July 1988 and August 1989. Following the final recommendations of the City Council on the draft plan, City staff revised the Policy Document and Land Use Map, and the Consultants revised the Draft EIR for certification as the Final EIR and revised the Housing chapter of the Background Report. The planning Commission and City Council each held one final meeting on the General Plan and it was adopted in January 1989.

CITIZEN CONCERNS

During the preparation of the revised General Plan, two separate efforts were undertaken to identify citizen concerns about Placerville and its future development. In June 1985, the Consultants conducted a three-pronged effort to identify citizens concerns. The Consultants interviewed City Council members, Planning Commissioners, City staff, and several other individuals active in community affairs. Second, the Consultants conducted a town hall meeting. Third, the Consultants solicited comments from residents by distributing a Community Response Form. The form was made available at City offices and other locations around town and distributed at the town hall meeting.

The Citizen's Advisory Committee subsequently developed its own questionnaire, which was mailed to all City utility customers in the fall of 1986. More than 110 completed questionnaires were returned.

All these efforts generally sought responses to three questions: 1) what are the positive qualities or assets of Placerville; 2) what are the problems with Placerville; and 3) what should be done through the General Plan revision and other City efforts to improve Placerville and to protect and perpetuate its positive qualities and assets?

The responses to these questions reveal a general consensus on the positive and negative qualities of Placerville and identify a broad range of recommended improvements. Perceptions naturally vary among residents, and some recommendations were contradictory. The following summarizes the general findings and opinions gleaned from the efforts of both the Citizen's Advisory Committee and the Consultants to identify citizen concerns.

Positive Qualities and Assets

The interviews, opinion surveys, and townhall meeting all included a question about the most important assets of qualities of Placerville. Three assets were most frequently mentioned: small-town rural quality, historic qualities, and the physical environment.

Small Town, Rural Quality

By far the most frequently-mentioned asset was Placerville's small town, rural quality. This quality is characterized by sense of neighborliness and closeness, a relaxed pace, and a sense of individuality not found in larger cities. This quality is also characterized by a sense of personal safety and personal service from local merchants. Placerville is generally seen as a good place to raise children.

Historic Qualities

Many stressed the importance of the historical qualities of Placerville and felt the preservation of these qualities to be crucial. Examples include the Old Town area, with its mixture of buildings and older homes, and the general historic significance of the area. Many noted with appreciation the improvements occurring in the Old Town area.

Physical Environment

The physical environment was also a frequently-mentioned asset. Under this heading, residents specifically cited varied terrain, temperate climate, clean air and water, open space, proximity of the wilderness, and trees (both in town and in the surrounding area) as prized assets.

Other Assets

Many other assets were mentioned at least once in the survey responses. They include:

- Progressive City attitudes
- Good schools, hospitals, and public services and facilities
- Old residential neighborhoods
- Downtown character
- Good shopping opportunities
- Mixture of housing types and architecture
- Accessible city government
- Proximity to recreational activities
- Proximity to Sacramento, the Bay Area, and Lake Tahoe
- Lack of congestion

Problems

The problems most often mentioned can be grouped into two principal areas: traffic and circulation and planning and land use issues.

Traffic and Circulation

Traffic congestion and circulation patterns were the most often identified problems. More specifically, individuals mentioned limited access in and out of parts of the city, congestion in downtown, the narrowness and steepness of streets, poor road maintenance, heavy traffic on Placerville Drive, and Broadway and Pacific Streets. By consensus, Highway 50 is the prime contributor to the traffic problems: the highway bisects the city at grade, includes numerous signalized intersections, and disrupts cross-town travel. The intersection of Bedford and Main was frequently cited as the most congested intersection. Several people noted that the lack of adequate pedestrian and bicycle facilities created a hazardous situation. Lack of parking in residential areas and in new commercial developments was also noted.

Land Use and Planning Issues

Problems identified in this area ranged from a concern for the poor quality of recent development to lack of coordination between the City and County. Several people mentioned that recent projects have been poorly designed and constructed. High-density residential development in older, low-density neighborhoods concerned many people. Others complained about the hodge-podge commercial development on Broadway and the proliferation of fast food businesses in that area. Too much commercial development in residential areas and the proliferation of shopping centers were also cited as problems. The amount and pace of growth in Placerville was frequently mentioned. Inadequate sewer and water capacity are seen by many as major constraints on future development.

Many people expressed concern over the present plans and development approval process. The lack of an up-to-date general plan and opposition of neighbors to development that is consistent with the 1974 General Plan were both mentioned as problems. Extensive grading of hillsides concerned several people. Some residents feel that the city limits are too small, and that too much development is occurring in the unincorporated periphery as a result. There is a general frustration with the County and the Local Agency Formation Commission because of their resistance to Placerville annexation efforts.

Other Problems

A variety of other concerns were mentioned in the interviews, townhall meetings, and surveys that cannot be easily categorized. They include:

- High cost of developing land in Placerville
- Unattractiveness of the town
- Rubbish and abandoned cars in streets, yards, driveways, and vacant lots
- Dogs and cats running loose

Farm animals in residential areas
Inability to widen streets
Retirees who do not support the local economy
Lack of concern for the needs of seniors
Pent-up demand for close-in housing
Transport of hazardous materials through town
Inadequate tax base
High utility rates
Excessive government regulation
Newcomers seeing to change Placerville
Lack of recreational activities for teens and adults
Lack of well-designed pedestrian areas
Lack of sidewalk maintenance in downtown
Air pollution from wood-burning stoves
Excessive noise between 11:00 p.m. and 7:00 a.m.

Issues to be Addressed in the New General Plan

Responses to the questions about Placerville's assets and problems identified major issues to be addressed in the General Plan revision. This section summarizes other issues identified that do not fit easily into either of the two preceding categories or are very specific in nature.

General Issues

Lack of clear guidelines for development
Need for progressive, clear direction on aesthetics
Public input/awareness as consensus for development
Definition and adoption of the urban service area
Recognition of neighborhood stability
Holding capacity of planning area and rate of growth
Impacts of growth
Need to maintain flexibility in development standards
Future of the railroad line

Specific Recommendations

Set aside areas for commercial and industrial development
City should expand/annex to keep residential densities low
Annex the Missouri Flat area
Growth should be toward Smith Flat
Move fairgrounds and develop the site for other uses
Develop where there are adequate roads and services
Protect single-family neighborhoods; higher density should go to new areas with adequate facilities
Do not expand low-income housing programs
Keep commercial development along Highway 50 corridor and off of Cedar Ravine and Highway 49
Stop major cut-fill development
No more annexation
Expand/develop pedestrian facilities
Use a village concept of future development in the city
Encourage residential development of existing vacant land
Increase public transportation opportunities in and out of town
Focus development efforts on infill
Infill at compatible densities
Promote "quality" in new development
Determine future of Placerville Road

- Enhance Broadway's looks
- Develop new business and sales tax revenues
- Support auto dealerships for their generation of sales tax revenues and general budget contributions
- Create new area for auto dealerships and related services
- Increase funding for park development and maintenance
- Integrate local services and tourism in downtown area
- Widen Cedar Ravine
- Enhance downtown's historical qualities
- Move highway 50 out of middle of the City or, if not, elevate it to eliminate dangerous crossings (e.g., Bedford, Spring, and Canal Streets)
- Construct more overcrossings along Highway 50
- Add more parking downtown
- Provide alternate transportation access
- Keep the town an enjoyable place to live
- Make traffic on Main Street one-way and add more planters and stop signs
- Close Main Street and turn it into a pedestrian mall
- Route delivery trucks, vans, and buses around Main Street
- Promote balanced blend of old and new
- Limit commercial growth to present downtown area
- Provide for a recreational vehicle park
- Make Main Street safe after dark
- Develop a large park above town with swimming, picnic areas, and landscaping
- Keep Placerville primarily low-density residential; avoid high-density housing
- Add speed bumps to streets
- Expand bike routes and lanes

ORGANIZATION OF THE GENERAL PLAN

The Placerville General Plan consists of two documents: the General Plan Background Report and the General Plan Policy Document. The General Plan Background Report inventories and analyzes existing conditions and trends in Placerville. The Background Report, which provides the formal supporting documentation for general plan policies, addresses nine subject areas: land use, housing, population, economic conditions and fiscal considerations, transportation, public facilities and services, natural resources, health and safety, and scenic resources and urban design.

The General Plan Policy Document includes the goals, policies, standards, and implementation programs that constitute the formal policy of the City of Placerville for land use, development, and environmental quality. The following definitions describe the nature of the statements of goals, policies, standards, and implementation programs as they are used in this document.

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

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

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

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

The General Plan Policy Document is divided into two main parts. Part I includes the land use diagram and contains a description of the land use designations, the purposes of the various land use designations, allowable uses within each designation, and standards of population density and building

intensity for the various land use designations. Part I also contains a diagram describing the proposed circulation system and a set of street standards.

Part II contains explicit statements of goals, policies, standards, and implementation programs. Part II is divided into the following seven sections: I. Land Use; II. Housing; III. Transportation; IV. Public Facilities and Services; V. Natural, Cultural, and Scenic Resources; VI. Health and Safety; and VII. Administration and Implementation.

In addition to the Background Report and Policy Document, an Environmental Impact Report (EIR) analyzing the impacts and implication of the Placerville General Plan was prepared and certified prior to adoption of the plan.

PART I
LAND USE/CIRCULATION
DIAGRAMS AND STANDARDS

PART I

LAND USE/CIRCULATION DIAGRAMS AND STANDARDS

Part I describes the General Plan Land Use Diagram and the Circulation Plan designed to support the proposed land uses.

LAND USE DIAGRAM AND STANDARDS

The Land Use Diagram depicts proposed land use for the Placerville General Plan Area for the year 2005. The following sections describe the land use designations appearing on the Land Use Diagram, the purposes of each land use designation, allowable uses within each designation, applicable standards of population density and/or building intensity, and the zoning districts deemed to be consistent with each land use designation.

For residential designations, General Plan density standards are stated in dwelling units per gross acre, while the minimum parcel sizes and minimum lot areas per dwelling unit specified for the corresponding zoning districts are stated in net square feet of parcel area. After making deductions for streets and rights-of-way from the gross acreage figures, the density standards for the General Plan designations and the minimum parcel sizes and minimum lot area per dwelling unit specified by the applicable zoning districts are roughly determined based on maximum density established by the Zoning Ordinance for each district. The maximum residential density possible with a density bonus will, therefore, exceed the maximum density per gross specified for each residential category. Additionally, the maximum density per gross acre specified for each residential designation does not reflect the possible development of secondary residential units, which would increase the possible density over what is otherwise specified.

The General Plan assumes that the average household size for the Rural Residential (RR), Low Density Residential (LD), and the Medium Density (MD) designations is 2.5 persons and the average household size for the High Density Residential (HD) designation is 2.0 persons.

Development intensity standards for the commercial and industrial designations are stated in terms of floor-area ratios, that is, the ratio of total square footage of floor area within a building to the net parcel area.

RESIDENTIAL DESIGNATIONS

Rural Residential (RR)

Purposes

1. Provide for single-family residential development at very low densities in rural areas with limited services and facilities.
2. Provide for agricultural uses compatible with the residential character of the area.
3. Create conditions conducive to a desirable rural environment and protect it from encroachment by unrelated and incompatible uses.
4. Protect watershed lands and open space values.
5. Prevent incompatible development on steep slopes.
6. Minimize the need for the extension of urban-level utilities and facilities.

7. Preserve lands suited for eventual development until such time as they are needed and the economical provision of utilities, streets, schools, recreation facilities, and other facilities has been planned and scheduled.

Allowable Uses

Detached single-family homes, secondary residential units, agricultural uses, such as raising and grazing livestock, poultry or other animals, and growing and harvesting of trees, fruits, vegetables, flowers, grains or other crops, public and quasi-public uses, and similar and compatible uses.

Density/Intensity Standards

Density Range: 0.20 to 1.00 dwelling units per gross acre.

Consistent Zoning Districts

Minimum Site Area per Dwelling Unit

RE (Estate Residential)	5 acres
R1A (Single-Family – Acre).....	1 acre
OS (Open Space)	
PF (Public Facilities)	

Low Density Residential (LD)

Purposes

1. Provide for single-family residential development in areas with urban-level services and facilities, but limited for development by topography and terrain.
2. Create conditions conducive to a desirable low-density environment and protect it from encroachment by unrelated and incompatible uses.

Allowable Uses

Detached single-family homes, secondary residential units, public and quasi-public uses, and similar and compatible uses.

Density/intensity Standards

Density Range: 1.01 to 4.00 dwelling units per gross acre.

Consistent Zoning Districts

Minimum Site Area per Dwelling Unit

R1-10,000 (Single-Family Residential)	10,000 square feet
R1-20,000 (Single-Family Residential)	20,000 square feet
OS (Open Space)	
PF (Public Facilities)	

Medium Density Residential (MD)

Purposes

1. Provide for single-family residential and mobilehome park development in areas with urban-level services and facilities.

2. Create conditions conducive to a desirable medium-density residential environment and protect it from encroachment of unrelated and incompatible uses.

Allowable Uses

Detached single-family homes, secondary residential units, mobilehomes and mobilehome parks, public and quasi-public uses, and similar and compatible uses.

Density/Intensity Standards

Density Range: 4.01 to 6.00 dwelling units per gross acre.

<u>Consistent Zoning Districts</u>	<u>Minimum Site Area per Dwelling Unit</u>
R1 – 6,000 (Single-Family Residential)	6,000 square feet
MP (Mobilehome Park)	2,700 square feet
PF (Public Facilities)	

High Density Residential (HD)

Purposes

1. Provide for multi-family residential development in areas with urban-level services and facilities and properly located in relation to commercial and other residential areas.
2. Create conditions conducive to a desirable high-density residential environment and protect it from encroachment by unrelated and incompatible uses.
3. Provide for a range of densities to facilitate transitional densities from lower to higher density neighborhoods.
4. Provide for a range of housing types and densities consistent with the General Plan Housing Element.

Density/Intensity Standards

Density Range: 4.01 to 20.00 dwelling units per gross acre.

Allowable Uses

Detached and attached single-family homes, condominiums, apartments, public and quasi-public uses, and similar and compatible uses.

<u>Consistent Zoning Districts</u>	<u>Minimum Site Area per Dwelling Unit</u>
R-2 (Low Density Multi-Family)	5,445 square feet
R-3 (Medium Density Multi-Family).....	3,630 square feet
R-4 (High Density Multi-Family)	2,722 square feet
R-5 (High Density Multi-Family)	2,178 square feet
OS (Open Space)	
PF (Public Facilities)	

Planned Residential Development/Historic (PRDH)

Purposes

1. Provide for the development of single-family and multi-family homes in a manner compatible with the historic areas of the city or undeveloped areas within or adjacent to historic neighborhoods.
2. Ensure that new development within historic neighborhoods is designed and constructed in a manner that is compatible with existing historic development.
3. Protect the historic integrity of areas such as Smith Flat.

Allowable Uses

Single-family detached and attached homes, secondary residential units, multi-family residential units, parks, open space, public and quasi-public uses, and similar and compatible uses.

Density/Intensity Standards

Density Range: 0.20 to 16.00 units per gross acre.

Consistent Zoning Districts

Minimum Site Area per Dwelling Unit

PRDH (Planned Residential Development/Historic).	10,000 square feet
OS (Open Space)	
PF (Public Facilities)	

COMMERCIAL DESIGNATIONS

Agricultural/Commercial (AC)

Purposes

1. Provide for agricultural uses compatible with the residential character of the area.
2. Create conditions conducive to a desirable rural environment while allowing for limited commercial development.
3. Protect the watershed lands and open space values.
4. Allow for agricultural activities with related commercial uses.

Allowable Uses

Detached single-family homes, secondary residential uses, agricultural uses such as raising and grazing of livestock, poultry, or other animals, growing and harvesting of trees, fruits, vegetables, flowers, grains, or other crops. Storage, packing, and processing of agricultural products produced on the property. Sales of agricultural goods and other products, including arts and crafts, antiques, food, Christmas trees, fruits, and cannery products and similar uses that are incidental to the residential and commercial uses thereon and that are not a nuisance to contiguous property. This designation also allows for the gift shops, rides (e.g., hay rides, horseback rides, and small trains), camping/R.V.s, picnicking, farmers' markets, and similar uses.

Density / Intensity Standards

Density Range: 0.00 to 0.20 dwelling units per gross acre.

Floor Area Ratio: 0.5

Consistent Zoning Districts

Minimum Site Area per Dwelling Unit

AC (Agricultural Commercial) 5 acres OS (Open Space)

Commercial (C)

Purposes

1. Provide for retail sales and services, including entertainment and other commercial activities to serve the residents of the community.
2. Provide for the development of commercial facilities concentrated in well-defined and well-designed areas.
3. Create conditions conducive to a convenient and desirable environment for customers and employees.
4. Protect areas in this designation from encroachment by heavy commercial, residential, or other incompatible uses.

Allowable Uses

Professional or business offices, banks, studios, retail sales, eating and drinking establishments, commercial recreation, motels and hotels, retail services (excluding fast food restaurants and automobile sales or service), public and quasi-public uses, and similar and compatible uses.

Density / Intensity Standards

Floor Area Ratio: 0.60

Consistent Zoning Districts

C (Commercial)
OS (Open Space)
PF (Public Facilities)

Highway Commercial (HWC)

Purposes

1. Provide for freeway-oriented uses, such as fast food restaurants, gas stations, and other uses which are necessary and convenient to the travelling public.
2. Provide for the development of highway commercial facilities concentrated in well-defined and well-designed areas.
3. Create conditions conducive to a convenient and desirable environment for customers and employees.
4. Protect areas in this designation from encroachment by unrelated and incompatible uses.

5. Differentiate freeway and travel-oriented uses from those of the downtown business district and other commercial areas.

Allowable Uses

Hotels and motels, service stations, retail sales and services, eating and drinking establishments, other uses catering principally to highway travelers and tourists, public and quasi-public uses, and similar and compatible uses.

Density / Intensity Standards

Floor Area Ratio: 0.60

Consistent Zoning Districts

HWC (Highway Commercial)
OS (Open Space)

Convenience Commercial (CC)

Purposes

1. Provide for small “convenience-oriented” commercial centers to satisfy limited shopping and service needs to the neighborhood in which they are located. The intent of this designation is to provide an expanded version of what has been historically known as the “corner store.” It is intended that this designation will not be introduced into already-developed neighborhoods, but will be limited to newly-developing neighborhoods around the perimeter of the city core. As these new neighborhoods develop, they will be farther from the center of the city, and thus it is deemed desirable to include well-defined and well-designed convenience commercial centers in such areas. Architecturally, development in this designation must be compatible with the neighborhood in which it is located, and be carefully regulated as to landscaping, signage, glare, noise, parking, and hours of operation.
2. Create conditions conducive to a convenient and desirable environment for customers and employees.
3. Differentiate convenience commercial uses from those of the downtown business district, highway commercial areas, and other commercial areas.

Allowable Uses

Markets (excluding gasoline sales), delicatessens (either take-out or sit-down), dry cleaners, laundries, barber and beauty shops, and similar and compatible uses.

Density / Intensity Standards

Floor Area Ratio: 0.50
Maximum Total Floor Area per Center: 5,000 square feet

Compatible Zoning Districts

CC (Convenience Commercial)

Business and Professional (BP)

Purposes

1. Provide for professional office development and related services.
2. Create conditions conducive to a convenient and desirable working environment.

Allowable Uses

Administrative offices, financial institutions, professional offices (such as for architects, attorneys, dentists, engineers, optometrists, chiropractors, physicians, real estate brokers, planning consultants, and physical therapists), medical and dental clinics, laboratories, pharmacies, public buildings and facilities, hospitals, retail sales of business and office supplies, other businesses serving the needs of office workers, public and quasi-public uses, and similar and compatible uses.

Density / Intensity Standards

Floor Area Ratio: 0.60

Consistent Zoning Districts

BP (Business and Professional)

Heavy Commercial (HC)

Purposes

1. Provide for wholesale uses, including bulk storage, warehouses, and other heavy commercial activities to serve the community, and provide employment and income to its residents.
2. Provide for the development of heavy commercial and service facilities, concentrated in well-defined and well-planned areas properly located in relation to utilities, access, topography, and residential uses.
3. Create conditions conducive to a convenient and desirable working environment.
4. Control the objectionable effects of certain uses necessary in the community, but detrimental to other areas.
5. Protect areas in this designation from encroachment by uses which could be better located in areas not as well-suited for heavy commercial activities.

Allowable Uses

Bulk storage, warehouses, service stations, automobile sales, offices, retail sales, wholesale outlets, light manufacturing and assembly, public and quasi-public facilities, and similar and compatible uses.

Density / Intensity Standards

Floor area Ratio: 0.60

Compatible Zoning Districts

HC (Heavy Commercial)
OS (Open Space)
PF (Public Facilities)

Central Business District (CBD)

Purposes

1. Provide for a broad range of pedestrian-oriented commercial, institutional, and public uses.
2. Protect the downtown area from encroachment by unrelated and incompatible uses.
3. Differentiate the downtown area from all other land use designations because of its unique character.

Allowable Uses

Retail sales, eating and drinking establishments, hotels and motels, business and professional offices, institutional uses, government facilities, and similar and compatible uses.

Density / Intensity Standards

Floor Area Ratio: 3.00

Consistent Zoning Districts

CBD (Central Business District)

Historic Planned Commercial (HPC)

Purposes

1. Provide for retail sales and services, including entertainment and other commercial activities, to serve the residents of the community with a historic setting.
2. Provide for the development of light commercial facilities concentrated in well-defined and well designed areas which are compatible with the historic nature of the area.
3. Create conditions conducive to a convenient and desirable environment for customers and employees within a historic setting.
4. Protect areas in this designation from encroachment by heavy commercial, residential, or other incompatible uses which could detract from its historic value.
5. Provide for a special review process to preserve the historic nature of the designated commercial area.

Allowable Uses

Professional or business offices, banks, studios, retail sales, eating and drinking establishments, commercial, recreation, motels and hotels, retail services (excluding fast food restaurants and automobile sales), public and quasi-public uses, and similar and compatible uses.

Density / Intensity Standards

Floor Area Ratio: 0.60

Consistent Zoning Districts

HPC (Historic Planned Commercial)
PF (Public Facilities)
OS (Open Space)

OTHER DESIGNATIONS

Planned Industrial / Cottage Industry (PI/CI)

Purposes

1. Provide for manufacturing uses, including assembly operations and industrial services, to serve the community, and provide employment and income to its residents.
2. Provide for the development of industrial facilities concentrated in well-defined and well-planned areas, properly located in relation to utilities, access, topography, and residential uses.
3. Create conditions conducive to a convenient and desirable working environment.
4. Control the objectionable effects of certain uses necessary in the community, but detrimental to other areas.
5. Protect areas in this designation from encroachment of uses which could be better located in areas less suited for industrial activities.
6. Provide an area for incubation industries or cottage industries to flourish and grow within a historic setting.
7. Provide a mechanism for special review of developments to ensure that these objectives, together with historic preservation, are ensured.

Allowable Uses

Manufacturing, processing, assembly, outdoor storage, incidental wholesale and retail sales, public and quasi-public uses, and similar and compatible uses.

Density / Intensity Standards

Floor Area Ratio: 0.40

Consistent Zoning Districts

PI / CI (Planned Industrial/Cottage Industry)

Open Space (OS)

Purposes

1. Preserve and protect those areas whose primary purpose is to be open space either by natural attributes or design.
2. Implement the open space policies of the General Plan.

3. Protect areas in this designation from unrelated and incompatible uses.

Allowable Uses

Natural areas, parks, golf courses, playgrounds, agricultural uses, cemeteries, waterways and basins, and similar and compatible uses.

Density / Intensity Standards

Floor Area Ratio: 0.60

Consistent Zoning Designations

OS (Open Space)

Public Facilities (PF)

Purposes

1. Provide for those uses and activities associated with government agencies and philanthropic non-profit organizations.
2. Protect areas in this designation from encroachment of unrelated and incompatible uses.

Allowable Uses

Government buildings and facilities, public libraries, museums, schools, charitable and philanthropic institutions, water and wastewater treatment plants, substations, and similar and compatible uses.

Density/Intensity Standards

Floor Area Ratio: 0.60

Consistent Zoning Designations

PF (Public Facilities)

CIRCULATION PLAN DIAGRAM AND STANDARDS

The Circulation Plan Diagram (Figure 1-1) depicts the official classification of existing and proposed streets and roads within the Placerville General Plan Area. The following define the various types of roadways in the classification system.

Major Arterial - A continuous street located to serve arterial traffic and designed to minimize access to abutting property via driveways, alleys, and business entrances. Major arterials should not penetrate neighborhoods and should be planned so as to eliminate through traffic in residential neighborhoods and adjacent to schools.

Minor Arterial - A continuous street located to provide direct route between, but not through separate neighborhoods. Minor arterials should be planned to discourage through traffic in residential neighborhoods and adjacent to schools.

Collector Street - A non-continuous street located to collect traffic from local streets and distribute it to minor and major arterials. The difference, other than size, between a collector and an arterial is that a collector penetrates a neighborhood while an arterial does not.

Local Street - A street, other than a collector or arterial, providing access to abutting property and designed to discourage through-traffic.

Cul-de-sac - A local street terminating in a turning area and generally not exceeding 400 feet in length.

STREET CLASSIFICATIONS

FREEWAY/EXPRESSWAY

U.S. Highway 50

MINOR ARTERIAL

Broadway
Carson Road
Cedar Ravine Road
Jacquier Road
Main Street
Middletown Road
Mosquito Road
Placerville Drive
Point View Drive (Portion)
State Route 49
State Route 193

COLLECTOR STREETS

Airport Road
Bee Street
Bedford Avenue
Canal Street
Cold Springs Road
Combella Road
Country Club Drive
Hocking Street
Mallard Lane
Marshall Way
Morrene Drive
Oak Terrace Road
Pacific Street
Pierroz Road
Schnell School Road
Smith Flat Road
Spring Street
Tunnel Street
Turner Street
Washington Street

All other City of Placerville-maintained streets are designated either local or cul-de-sac streets.

Streets and roads in Placerville shall be developed according to the standards depicted in Figures I-2 through I-7.

**FIGURE I-1A
CIRCULATION PLAN DIAGRAM
1 OF 2**

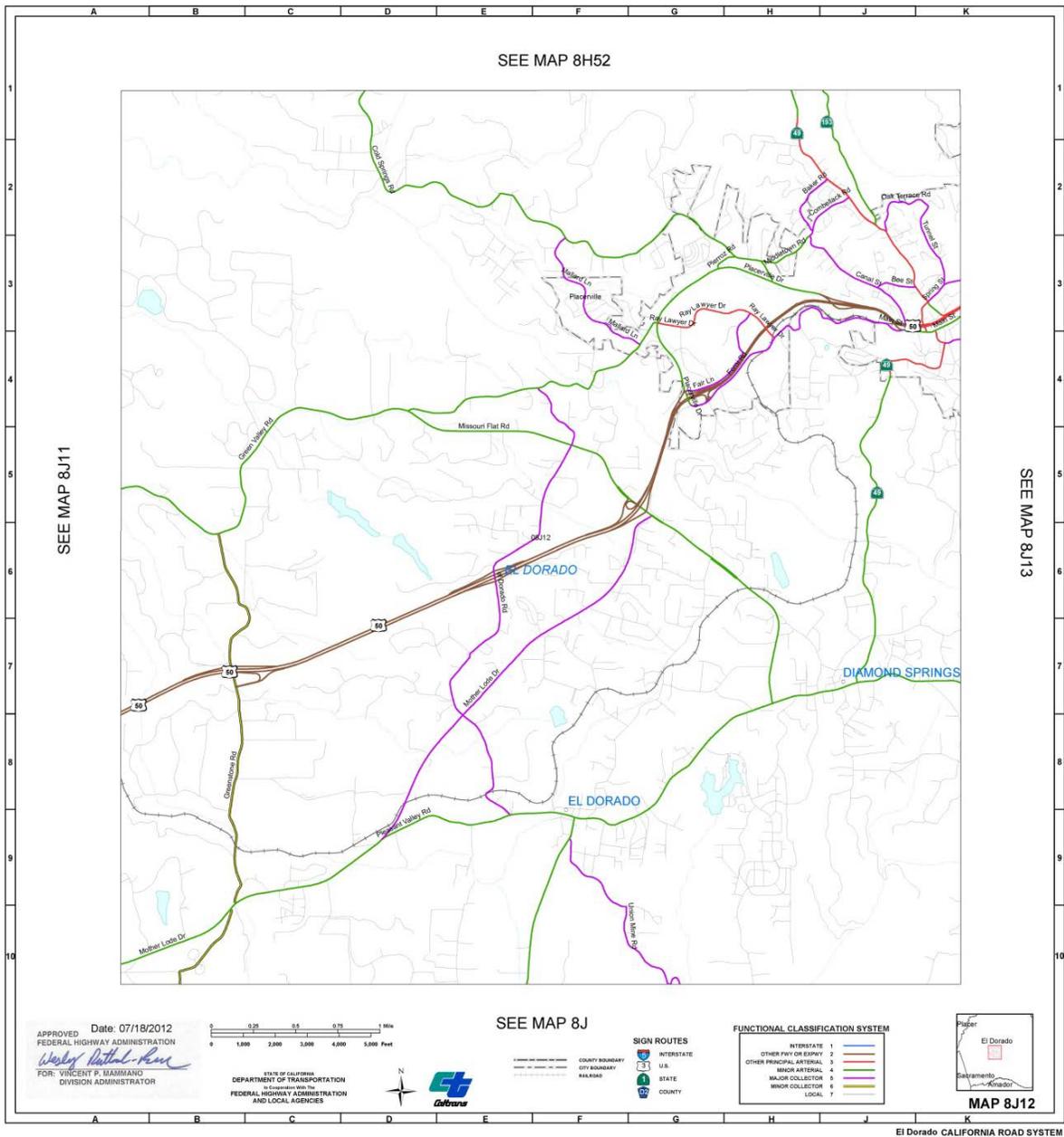


FIGURE I-1B CIRCULATION PLAN DIAGRAM 2 OF 2

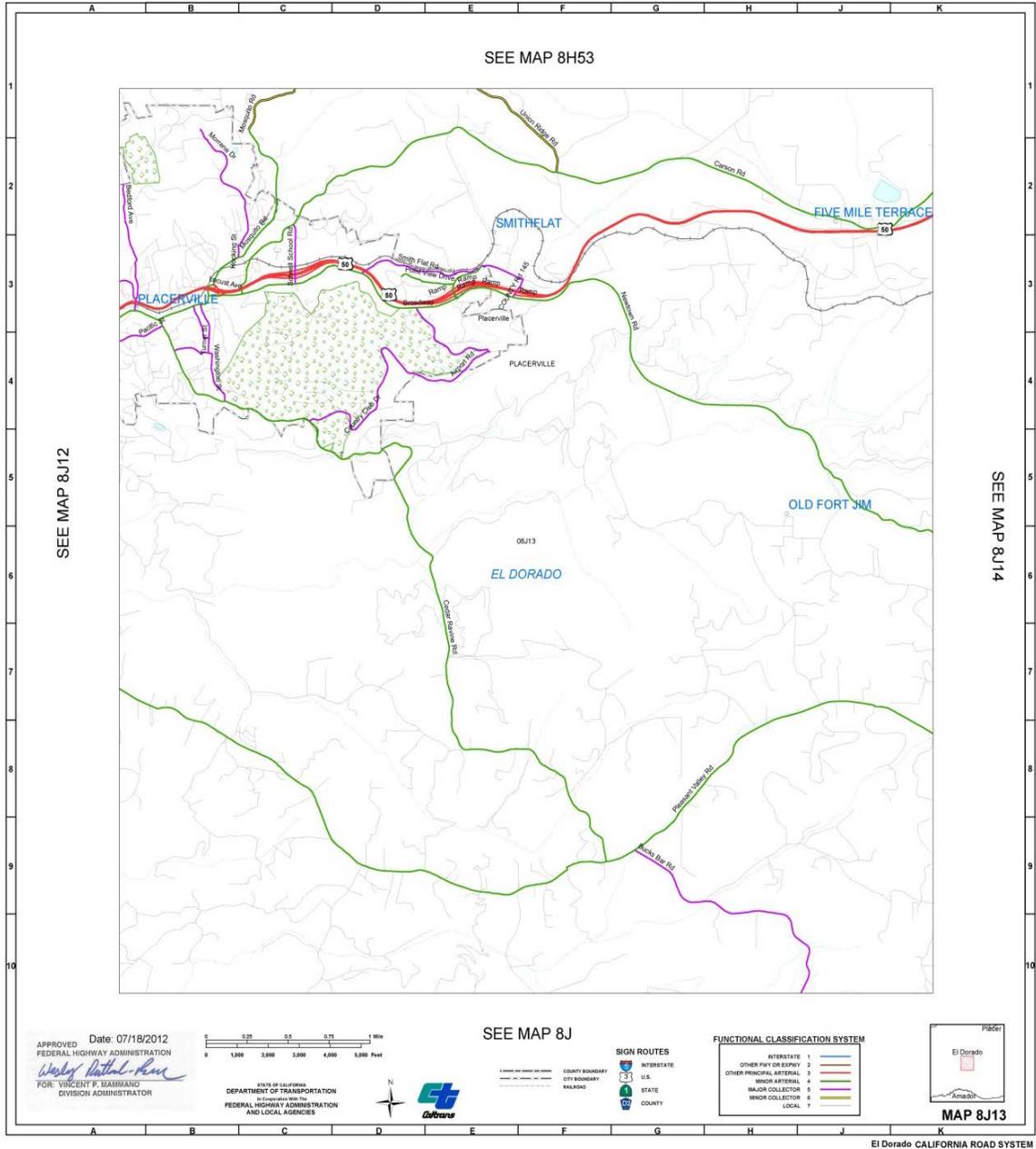
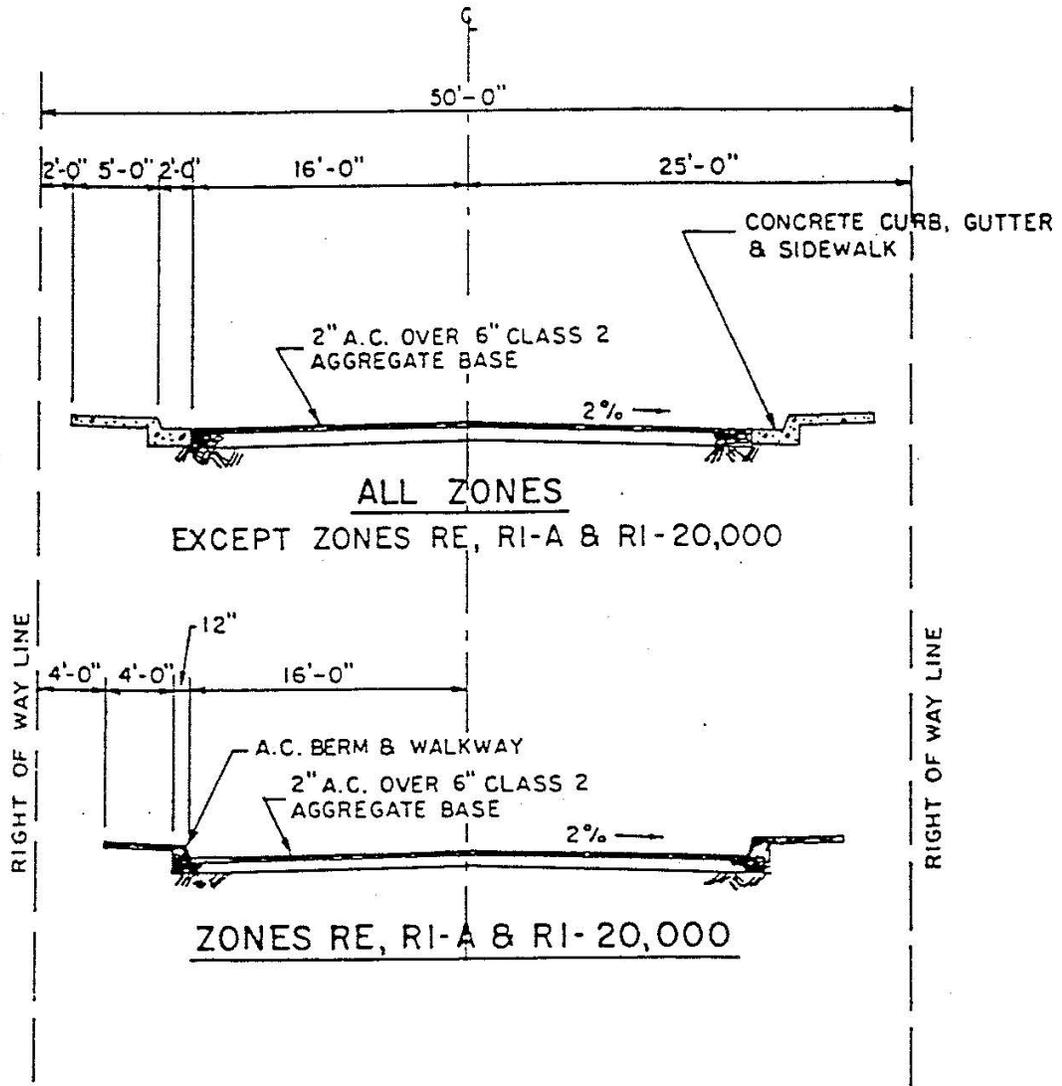


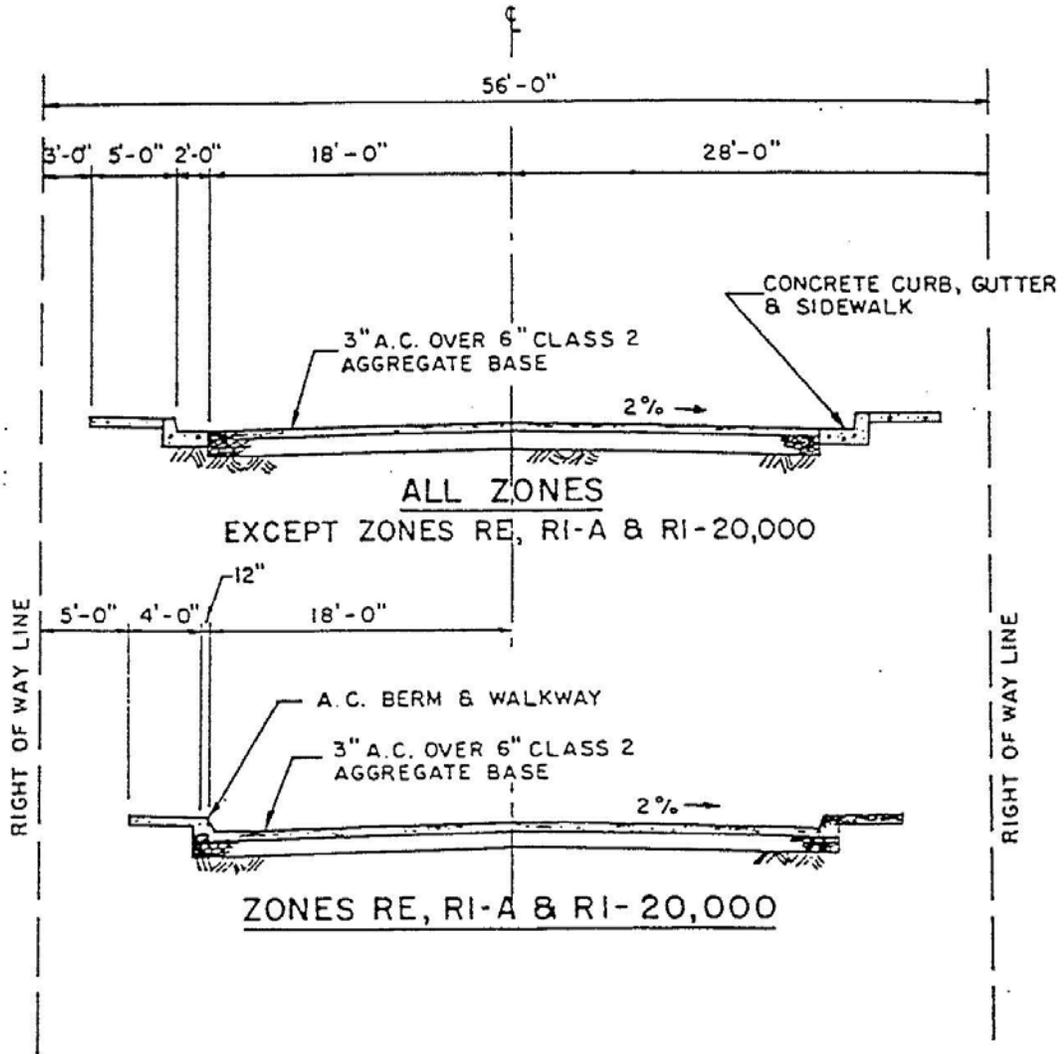
Figure 1-2
STREET STANDARDS
Local Streets



COMPACTION REQUIREMENTS

SUB BASE	}	95% RELATIVE DENSITY
AGG. BASE		

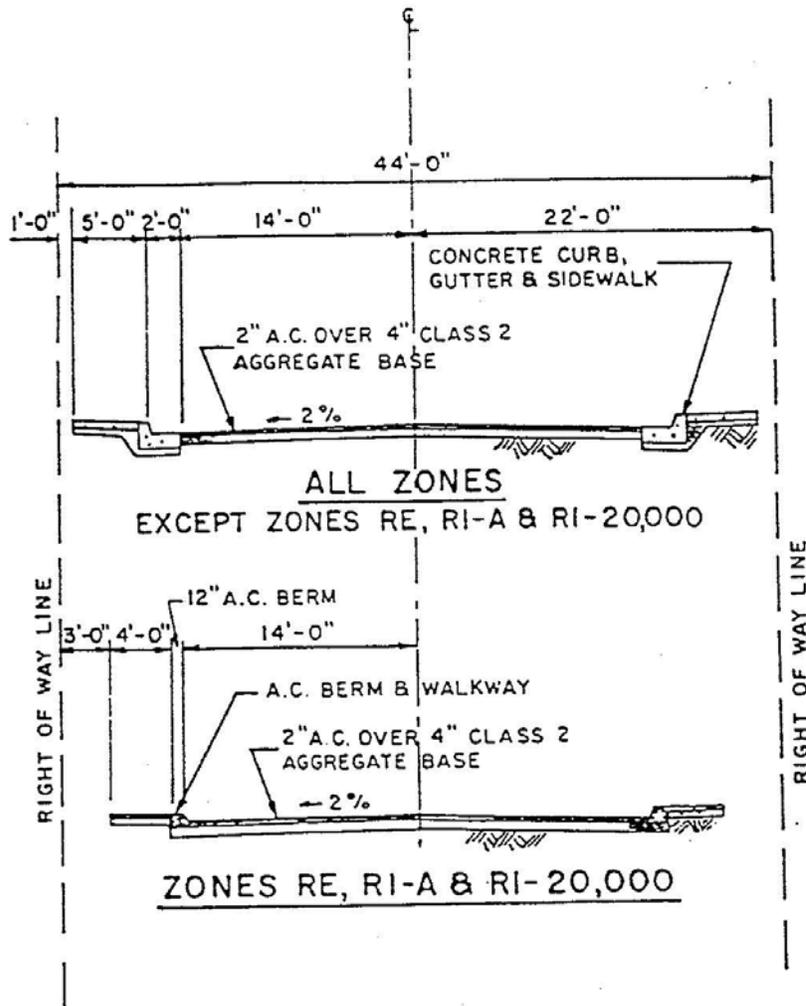
Figure 1-3
STREET STANDARDS
Collector Streets



COMPACTION REQUIREMENTS

SUB BASE	} 95%
AGG. BASE	
	RELATIVE DENSITY

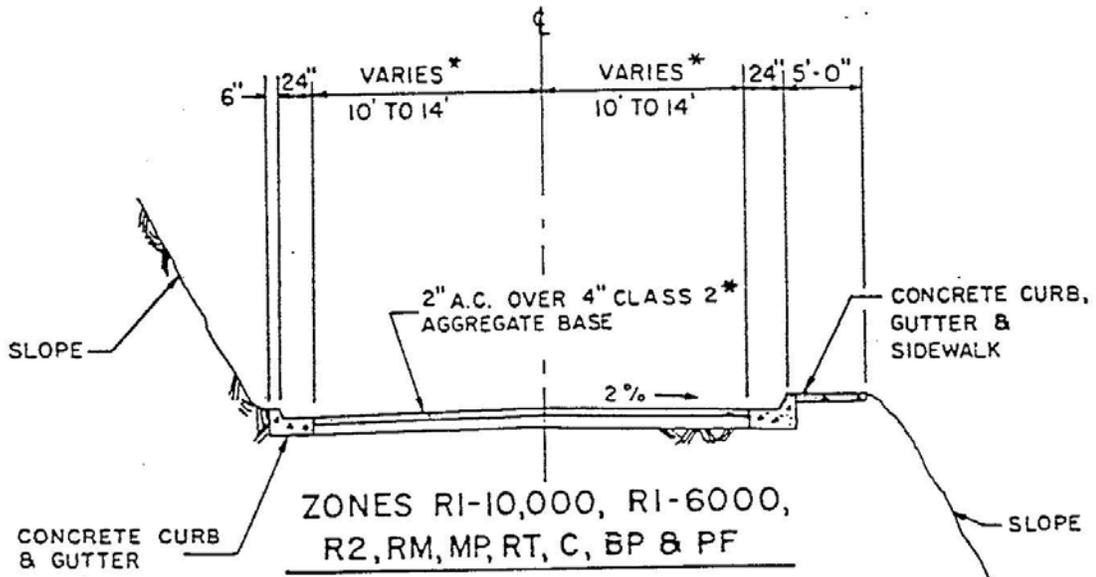
Figure I-4
STREET STANDARDS
Cul-de-sac Streets



COMPACTION REQUIREMENTS

SUB BASE	} 95%
AGG. BASE	
	RELATIVE DENSITY

Figure 1-5
STREET STANDARDS
Hillside Streets



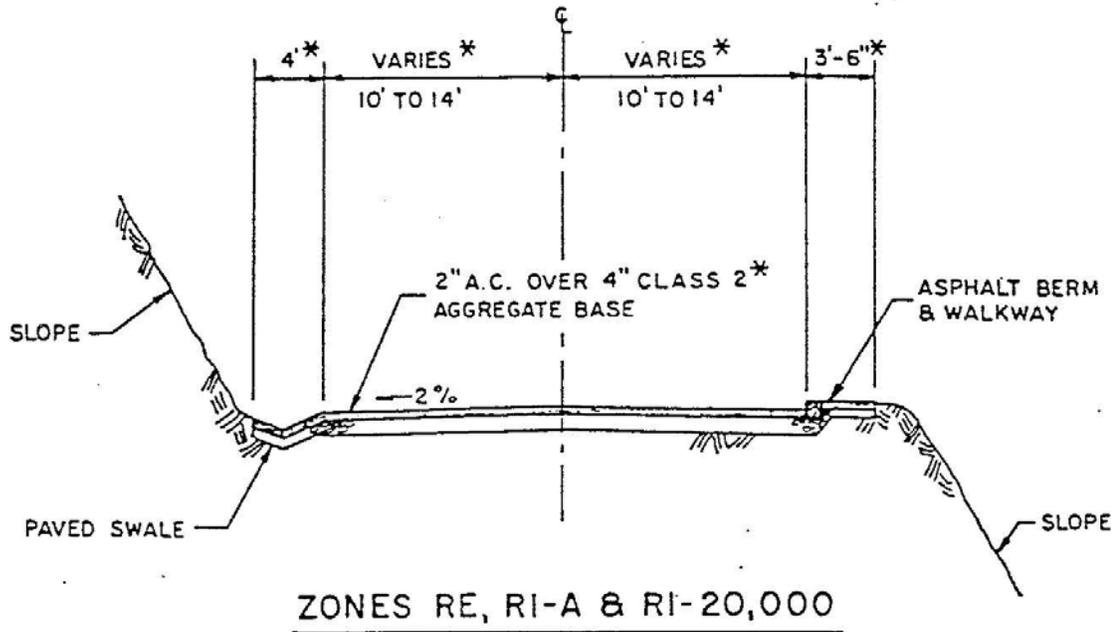
JUSTIFICATION REQUIREMENTS FOR HILLSIDE STREETS:

10% AND GREATER CENTERLINE SLOPE AND/OR 15% AND GREATER SLOPE ON CROSS SECTION

* MINIMUM OR AS REQUIRED BY CITY ENGINEER
 PLANNING COMMISSION MAY REQUIRE HIGHER STANDARDS
 AS MAY BE DEEMED APPROPRIATE.

Figure 1-6

STREET STANDARDS Hillside Streets

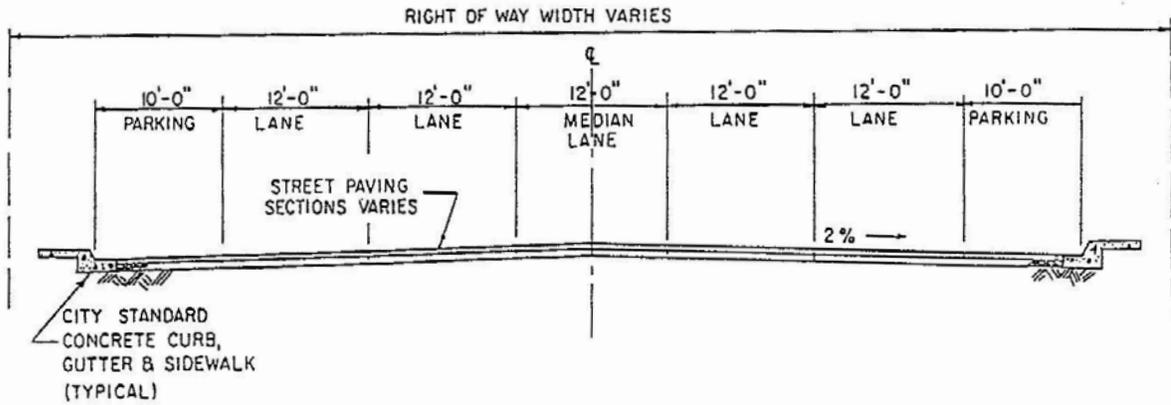


JUSTIFICATION REQUIREMENTS FOR HILLSIDE STREETS:

10 % AND GREATER CENTERLINE SLOPE AND / OR 15 % AND GREATER SLOPE ON CROSS SECTION

* MINIMUM OR AS REQUIRED BY CITY ENGINEER.
PLANNING COMMISSION MAY REQUIRE HIGHER STANDARDS
AS MAY BE DEEMED APPROPRIATE.

Figure 1-7
STREET STANDARDS
Minor Arterial



COMPACTION REQUIREMENTS

SUB BASE } 95 %
 AGG. BASE } RELATIVE DENSITY

PART II
GOALS, POLICIES, AND
IMPLEMENTATION PROGRAMS

SECTION I

LAND USE

Placerville is a small rural, but growing community that serves as the commercial and administrative center of El Dorado County. The city is largely self-contained, providing for the residential, commercial, and employment needs of its residents. The overall goal of the policies of this section is to preserve the small-town, rural character of Placerville, while providing for a land use pattern and mix that meets the residential, commercial, and employment needs of its existing and future residents.

GOALS AND POLICIES

Goal A: To provide for orderly development within well-defined urban boundaries.

Policies:

1. The City shall give infill development of vacant lands within the city limits priority over development in areas to be annexed, whenever feasible.
2. The City shall prepare and adopt an Urban Service Area Boundary identifying those areas to be provided full urban services within the time frame of the General Plan.
3. Prior to annexation of any area, the City shall require preliminary planning for the area to identify the following:
 - a. Future land uses within the area.
 - b. Street and highway improvements needed within and outside the area to support the proposed land use.
 - c. Sewer, water, and drainage improvements needed to serve the area.
 - d. Other community facilities and services that may be needed to serve the area.
 - e. Estimates of cost for needed public facilities and services.
 - f. Financing mechanisms to pay for such costs.

The preliminary plan shall be assessed to identify:

- a. Potential positive and negative impacts.
 - b. Mitigation measures to eliminate or minimize and adverse impacts.
 - c. Fiscal impacts.
4. If a proposed annexation is determined to be in the City's interest and is consistent with the goals and policies of the General Plan, the area shall be pre-zoned consistent with the General Plan.
 5. The City shall develop, in cooperation with the County, a policy which deals with urban/nonurban development and land use which requires urban level services within Placerville's Urban Service Area. It is the City's policy that all proposed urban development within or near the City's Sphere of Influence shall be annexed to the City of Placerville.
 6. The City shall encourage the continuation of agricultural, resource related, and low-intensity uses adjacent to Placerville's Sphere of Influence.

7. The City shall cooperate with the County in an ongoing effort to assure the achievement of common land use objectives for and implementation of compatible development standards within Placerville's unincorporated Sphere of Influence.
8. The City shall aggressively pursue the annexation of the Sphere of Influence of the City of Placerville and areas beyond the Sphere of Influence in areas that are designated for urbanization. Urbanized areas in close proximity to the city shall be annexed to the City of Placerville.
9. The City shall prepare and adopt specific plans for areas with special planning concern, including the Smith Flat area and the El Dorado County Fairgrounds.

Goal B: To provide for decent housing in a suitable living environment for every resident of Placerville, while maintaining the rural beauty that is unique to Placerville.

1. The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth and achieve residential vacancy rates allowing turnover with relative ease.
2. The City shall promote the use of planned unit residential developments to maximize efficient and creative use of parcels while preserving trees, aesthetic rock outcrops, scenic views, open space, and other natural features.
3. The City shall discourage development of small, isolated hillside residential areas that can be served only by long roads in steep terrain.
4. The City shall promote the protection and enhancement of the integrity and identity of residential neighborhoods.

Goal C: To protect and provide for the expansion of Placerville's commercial services sector to meet the needs of both Placerville area residents and visitors.

1. The City shall promote the development and renewal of the downtown as the commercial center of Placerville.
2. The City shall assist the private sector in maintaining and improving the economic viability of downtown through the provision of public facilities and services and the enactment of land use policies and decisions supportive of downtown's primary commercial role.
3. The City shall promote the retention and expansion of commercial businesses already located in Placerville.
4. The City shall encourage the establishment of new commercial businesses in Placerville that provide services currently not being provided in the Placerville area, create jobs appropriate to the skills of the local labor force, and broaden the revenue base of the City of Placerville.
5. The City shall promote the establishment of an area in Placerville where auto dealerships and automotive suppliers may cluster their operations.
6. The City shall promote the establishment of a motel/conference center in an appropriate location adjacent to the downtown area.
7. The City shall encourage and provide for office and professional uses in commercial districts, except on the ground floor in the downtown area.
8. The City shall limit highway commercial uses to areas near Highway 50 interchanges, subject to their compatibility with adjacent areas.

9. The City's planning for commercial areas shall be guided by the following principles:
 - a. Contribute to the City's objective to become a balanced community.
 - b. Have a positive economic impact on the community.
 - c. Provide for adequate parking and vehicular access.
 - d. Be designed and landscaped in a manner sensitive to Placerville's character.

Goal D: To provide for and protect industrial development that is compatible with the community and that enhances the employment and revenue base of the community.

1. The City shall promote the retention and expansion of industries already located in Placerville.
2. The City shall encourage the establishment of new industries in Placerville that have minimal adverse environmental effects, utilize the services of existing businesses in the Placerville area, create jobs appropriate to the skills of the local labor force, and broaden the revenue base of the City of Placerville.
3. The City shall protect its limited industrially-designated and -zoned lands from encroachment by residential and other incompatible uses.
4. The City shall promote the development of the Smith Flat area as the city's primary industrial area.
5. The City's planning for industrial areas shall be guided by the following principles:
 - a. Contribute to the City's objective to become a balanced community.
 - b. Have a positive economic impact on the community.
 - c. Be well-designed and present an attractive appearance to nearby areas.
 - d. Be designed and engineered to protect and enhance the physical environment and to mitigate on-site and off-site impacts to the satisfaction of the City.
 - e. Be designed for maximum efficiency for occupant industries.
 - f. Make efficient uses of City infrastructure investments and other City incentives.
 - g. Be comprehensively planned.

Goal E: To promote the development of institutional uses that are conventionally located and compatible with surrounding areas.

1. The City shall encourage new institutional uses to locate near similar existing uses.
2. The City shall encourage the restoration of historic buildings for institutional uses.
3. The City shall ensure that future expansion of Marshall Hospital and related facilities shall occur in the manner that has the least disruptive impact on surrounding neighborhoods.

Goal F: To provide for a land use pattern that protects and enhances Placerville's natural, open space, cultural, and scenic resources.

Goals, policies, and implementation measures concerning natural, cultural, and scenic resources are contained in Section V.

Goal G: To provide for a land use pattern that minimizes the exposure of residents and development to hazardous conditions and nuisances, such as geologic hazards, flooding, wildland fires, hazardous materials, and noise.

Goals, policies, and implementation measures concerning health and safety are contained in Section VI.

Goal H: To promote future land use development surrounding the Placerville Airport that is compatible with the noise, safety, airspace protection, overflight and other special characteristic policies and maps of the Placerville Airport Land Use Compatibility Plan.

Goals, policies and an implementation measure concerning land use development surrounding the Placerville Airport are contained in Section VI.

IMPLEMENTATION PROGRAMS

1. The City shall undertake a study to define an Urban Service Area boundary to identify those areas to be provided full urban services within the time frame of the General Plan. The City shall adopt an Urban Service Area boundary and shall use the Urban Service Area boundary as the basis for requesting that LAFCO revise Placerville's Sphere of Influence.

Responsibility:

City Council
Development Services Department

Time Frame:

FY 90-91

2. The City shall adopt an annexation policy that requires preparation of a preliminary plan for areas proposed for annexation to identify the following:
 - a. Future land uses within the area.
 - b. Street and highway improvement needed within and outside the area to support the land use.
 - c. Sewer, water, and drainage improvements needed to serve the area.
 - d. Other community facilities and services which may be needed.
 - e. Estimates of costs for needed public facilities and services.
 - f. Financing mechanisms to pay for such costs.

The policy shall also provide that the preliminary plan shall be assessed to identify:

- a. Potential positive and negative impacts.
- b. Mitigation measures to eliminate or minimize any adverse impacts.
- c. Fiscal impacts.

Responsibility:

City Council
Development Services Department

Time Frame:

FY 90-91

3. The City shall review and revise, as necessary, the Zoning Ordinance to accomplish the following purposes:
 - a. Ensure consistency with the General Plan in terms of zoning districts and development standards.
 - b. Ensure consistency with the General Plan in terms of the distribution and boundaries of zoning districts.
 - c. Provide for planned unit residential development.
 - d. Provide for density bonuses for projects that reserve units for low and/or moderate income households.
 - e. Provide for buffering between industrial and other uses.
 - f. Establish slope density standards for hillside development.

Responsibility:

City Council; Development Services Department

Time Frame:

FY 89-90

4. The City shall prepare and adopt a specific plan for the development of El Dorado County Fairgrounds property.

Responsibility:

City Council
Development Services Department

Time Frame:

FY 90-91

5. The City shall prepare and adopt a specific plan for the development of the Smith Flat area.

Responsibility:

City Council
Development Services Department

Time Frame:

FY 91-92

6. The City shall prepare and adopt specific plans for other areas of Placerville as deemed necessary to implement the General Plan.

Responsibility:

City Council
Development Services Department

Time Frame:

As needed

SECTION II HOUSING

*Excerpt from the City of Placerville's General Plan Housing Element
for the 2013-2021 planning period, adopted February 11, 2014 via Resolution 8168.*

*Copies of the complete document, including Community Profile, Constraints and Resources Sections,
are on file at City Hall and available upon request from the Development Services Department.*

CHAPTER V. HOUSING STRATEGY

INTRODUCTION

Contents of the Housing Strategy

This chapter of the Housing Element contains the City's strategy for meeting housing needs identified in Chapter II, the use of resources available to the City, and the reduction of barriers to the availability of housing for all residents as described in Chapter III. As required by state law, this chapter contains quantified (numerical) objectives for housing construction, housing rehabilitation, and the preservation of affordable housing, with an eight-year program of actions that:

- Provides regulatory concessions and incentives, and uses local, federal, and state financing and subsidy programs to support the development of affordable housing;
- Identifies adequate sites with appropriate zoning, development standards, services and facilities to encourage the development of a variety of types of housing for all income levels;
- Assists in the development of adequate housing to meet the needs of low- and moderate-income households;
- Addresses, and where appropriate and legally possible, removes governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- Conserves and improves the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action;
- Promotes housing opportunities for all persons regardless of race, gender, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and
- Preserves assisted housing developments for lower-income households.

The following section sets forth the City's goals, policies, and programs for the 2013-2021 period. The goals and policies discussed in this section address state requirements under Housing Element law, and respond to the issues identified in the previous sections.

Trends Influencing the Housing Strategy

Placerville has, historically, been the center of social and commercial services for the Sierra foothills region of El Dorado County, which has naturally attracted a high percentage of low-income and special needs residents to the City. Most of the multi-family housing constructed in Placerville over the past 20 years has been subsidized rental housing affordable to very-low- and low-income households. At the same time, Placerville has experienced a growing influx of higher-income residents who desire the quality of life offered by the Sierra foothills region. This trend is beneficial to the City in that it provides opportunities to diversify the local economy and attract higher-paying jobs for City residents.

In conjunction with strategies to improve older neighborhoods in the City, the City hopes that a wider variety of housing will also attract a wider range of employment and economic development opportunities

for the City's low- and moderate-income households, allowing them more opportunities to afford housing. Placerville's housing strategy is shaped by these trends and is based on three principles:

- The City needs to create a more balanced community, which requires that it attract middle- and upper-income residents;
- The City must also address the significant unmet needs of its current low-income residents, and
- With economic growth comes additional affordable housing need, as many of the jobs to be created in Placerville will pay low-to-moderate wages.

Coordination of the Housing Strategy

The Development Services Department is the City entity primarily responsible for implementing the housing programs. However, several programs also involve cooperation with other public and private entities, including the City Administration and Engineering Divisions, El Dorado County Housing Authority, local lenders and real estate agents, and non-profit developers.

Within the Administration Department, the Grants Administration Division will have the primary role of coordinating the implementation of the programs. Staff from the Grants Administration Division will meet with representatives of other agencies, track the implementation of the programs in this chapter, report on progress and problems in implementation, and recommend revisions to implementation measures and techniques to improve the achievement of program objectives. The designated staff member will meet with representatives of the various City divisions, departments, and non-profit agencies as needed, but no less than annually, to review implementation progress and identify solutions to implementation problems.

GOALS AND POLICIES

Goal A: To designate sufficient land to accommodate Placerville's share of El Dorado County's future housing needs

Policies:

1. City will maintain an inventory of vacant residential sites, to be updated annually.
2. As needed, the City will annex land within its Sphere of Influence (SOI) to maintain an adequate supply of residential land.
3. The City will promote infill development by identifying suitable sites, design goals, and potential development incentives.

Goal B: To facilitate the development of housing for special needs households

1. The City will allow overnight shelters and transitional housing facilities for homeless individuals and families in appropriate zoning districts.
2. The City will implement state and federal requirements for persons with disabilities in new residential developments.
3. The City will facilitate the development of senior housing by working with senior housing providers to identify adequate sites, assisting in the acquisition of funds for low-income senior housing, and providing development incentives.
4. The City shall encourage housing that is affordable to the local workforce by identifying funding sources and potential sites that would make the production of such housing financially feasible.

Goal C: To facilitate the development of housing affordable to lower- and moderate-income households

1. The City will encourage the use of density bonuses and regulatory incentives as tools to assist affordable housing development.
2. The City will pursue state and federal funding to assist in developing housing affordable to low- and moderate-income households.
3. The City will review the Zoning Ordinance, permit processes, and development fees to identify and remove potential constraints to the development of a range of housing for all income levels and needs.
4. Policy 4: The City will review and, if necessary, revise its Hillside Development Standards to reduce their cost impact on housing while protecting the health and safety of Placerville residents and the character of the City.

Goal D: To promote equal housing opportunity for all residents

1. The City will continue to distribute information on fair housing laws to residents, and refer discrimination complaints to the State Fair Employment and Housing Commission.
2. Policy 2: The City will cooperate with local homebuilders, real estate agents, and lenders to conduct an annual fair-housing public information campaign.

Goal E: To preserve the existing housing stock

1. The City will continue to provide rehabilitation assistance to low- and moderate-income households.
2. The City will conduct a housing condition survey to identify areas of the community most in need of rehabilitation assistance.
3. The City will continue to conduct code enforcement inspections on a complaint basis to ensure that the housing stock remains in habitable condition.
4. The City will continue to preserve historic structures within the City by encouraging re-use of viable buildings within historic districts.

Goal F: To conserve existing affordable housing opportunities

1. The City will continue to cooperate with the El Dorado County Housing Authority to provide rental assistance to Placerville residents.
2. The City will continue to monitor the status of the government-assisted housing in Placerville and preserve the affordability of these units.
3. The City will conserve and improve mobile home parks that can meet minimum health and safety standards by working with property owners and residents to obtain funds for park improvements and/or conversion of parks to resident ownership.

Goal G: To promote residential energy conservation

1. The City will continue to implement the energy conservation standards under Title 24 of the California Code of Regulations (state building code standards).

2. The City will continue to distribute information on weatherization programs, and pursue funding sources for weatherization assistance for low- and moderate-income households.
3. The City will promote energy conservation through its land use planning and development standards.

IMPLEMENTATION PROGRAMS

Goal A: To designate sufficient land to accommodate Placerville’s share of El Dorado County’s future housing needs

PROGRAM 1. Available Land Inventory

Action: The City will maintain an updated inventory of vacant residential parcels in the City, and provide an annual report to the City Council and Planning Commission regarding the same.

Discussion: The Housing Resources section contains an inventory of vacant land sufficient to meet the City’s RHNP allocation for the 2013-2021 planning period. In order to provide accurate information to prospective developers, particularly developers of low- and moderate-income housing, the City will maintain an updated inventory of vacant residential parcels within the City. Information on these parcels will be available at City Hall, posted on the City’s website, provided to local homebuilder organizations, and provided to non-profit homebuilders. The City will submit an annual report on the vacant land inventory to the City Council and Planning Commission in conjunction with the General Plan annual report.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: First update completed with adoption of Housing Element; subsequent updates to be completed by September each year 2014-2021.

Objective: Accommodate at least 372 additional housing units, including 133 extremely-low, very-low- and low-income housing units.

PROGRAM 2. Infill Development and Potential Re-Use Sites

Action: In conjunction with the updated vacant land inventory, the City will identify suitable sites for infill development and re-use, including commercially zoned properties. Before seeking to annex land within the Sphere of Influence, the City will encourage the development of these infill sites where adequate public facilities and services are already in place and where small projects can be integrated with existing neighborhoods. The City will provide the following incentives for infill development and property re-use:

- Conduct a site inventory of commercial properties in zones that permit residential uses to note property characteristics and physical conditions of buildings (for sites that are not vacant) that would lend themselves to the feasibility of housing or mixed-use development. A preliminary inventory is provided as Appendix B.
- Approve density bonuses for projects that include affordable housing (see Program 13).

- Allow exceptions or alternative approaches to meeting zoning standards that are consistent with standards met by surrounding properties.
- Promote infill development and property re-use opportunities on the City's web site, distribute the infill/re-use site inventory to local homebuilder groups and non-profit organizations, and provide the inventory to interested individuals at the City's permit counter.
- Complete a development feasibility study that provides concept-level design alternatives for infill properties with the greatest potential to include affordable housing.

Discussion: The City believes that the infill/re-use site inventory and the proposed incentives will increase interest in the development of housing or mixed-use projects in, or adjacent to, commercial zones, particularly on sites close to the downtown area. Such development would support several of the City's General Plan orderly development and infill development policies. The site inventory will also provide the City with greater specificity regarding the potential to develop housing close to services, transit, and jobs.

Responsibility: Development Services Department.

Funding Source: General Fund, Caltrans Transportation Planning Grants, CDBG, Air Quality Control or SACOG planning grants.

Timeframe: Update infill/re-use site survey and conduct feasibility study by September 2017 and update annually thereafter; distribute inventory to developers at least once a year.

Objective: Provide additional opportunities to accommodate at least 372 additional housing units (see Program 1).

PROGRAM 3. High-Density Development – Unmet Need

Action: The City has an adequate inventory of potential sites for high density zoning to more than meet its needs for the 2008-2013 and 2013-2021 planning periods. The City shall monitor its inventory of available higher density residential sites as necessary to ensure adequate availability over the entire 2013-2021 planning period. The City shall also investigate with housing developers and applicants potential parcels for higher density designation in an effort to generate potential housing for affordable income families.

- A) To accommodate the unmet housing need of 106 units for lower income households identified during the 2008-2013 Housing Element planning period, the City will rezone land to accommodate this need.
- B) To accommodate the unmet housing need of 133 units for lower income households identified during the 2013-2021 Housing Element planning period, the City will rezone land to accommodate this need.

Rezoned land will permit a minimum density of 20 units per acre, and permit owner-occupied or multifamily residential uses by right, with compliance with local design standards, but without discretionary action.

The sites to be rezoned may include, but are not limited to, the potential sites identified in Table 40 and Appendix E. Appropriate sites will be vetted and

selected through a rezoning process in accordance with legal requirements and the requisite CEQA analysis.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: A) Rezoning to accommodate land inventory to support an unmet need of 106 units for lower-income households during the 2008-2013 Housing Element shall be completed within one year of Housing Element adoption.
B) Rezoning to accommodate land inventory to support an unmet need of 133 units for lower-income households for the 2013-2021 Housing Element planning period shall be completed within three years of Housing Element adoption.

Objective: Increase the City's vacant land inventory and opportunities for development of housing affordable to lower-income households.

PROGRAM 4. Single-Room Occupancy Units

Action: State law requires that jurisdictions identify zoning districts available to encourage and facilitate a variety of housing types, including single-room occupancy units (SROs). Currently, the City's Zoning Ordinance does not define or address SROs.

The City shall revise the Zoning Ordinance to define SROs, identify the zones in which they are permitted and establish regulatory standards that encourage and facilitate single-room occupancy units.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Within one year of Housing Element adoption.

Objective: Increase opportunities for development of housing affordable to lower-income households.

Goal B: To facilitate the development of housing for special needs households.

PROGRAM 5. Public Outreach

Action: The City will coordinate an annual workshop with employers, members of the housing community including the homeless and the disabled, and City officials to identify the housing needs of the City and take appropriate action as necessary as part of the annual progress report pursuant to Government Code Section 65400.

Discussion: The City recognizes the need for and benefit of a thorough and comprehensive public participation process. The City will coordinate annual workshops with a

variety of participants including housing advocates, employers, service providers, public agencies and the public at large, with the goal of bringing ideas from the community forward for the City to consider.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: The first workshop shall occur by May 2014 and annually thereafter.

PROGRAM 6. Employee Housing

Action: The State's Employee Housing Act (Health and Safety Code 17000) requires that each city and county permit and encourage the development of employee housing as a means of addressing the housing for seasonal farmworkers.

The City recognizes the need for housing opportunities for this special needs household, as identified in the Housing Element. To address the employee housing need and to comply with the Employee Housing Act, the Zoning Ordinance shall be revised to meet the local government land use and zoning requirements under the State's Employee Housing Act. A residential structure providing accommodation for six or fewer agricultural employees will be designated a single-family residential use and to be allowed by right in any zone that allows single-family residential uses (Health and Safety Code Section 17021.5).

The RE, Estate Residential (Section 10-5-4) zone shall be revised to permit employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household as an agricultural use (Health and Safety Code Section 17021.6). The City has one parcel containing approximately twenty-one (21) acres, and less than one (1) acre of another parcel that are zoned RE.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Within one year of Housing Element adoption.

Objective: Increase opportunities for development of housing affordable to seasonal farmworkers.

PROGRAM 7. Transitional, Supportive and Emergency Housing

Action: Meeting annually with local non-profit and governmental service providers to assess the shelter needs of the community and work with non-profit organizations to identify suitable sites for the placement of facilities.

Discussion: In 2012 the City amended the Highway Commercial (HWC) Zone designation, adding emergency shelters, supportive housing and transient housing facilities as uses allowed by right for at least one emergency shelter or transient housing facility for year-round use which meets the needs to serve local homeless and transient housing needs. Shelters will only be subject to development and

management standards that apply to residential or commercial uses within the HWC zone.

In May 2013 the City amended the Zoning Ordinance, adding state statutory definitions for transitional housing and supportive housing, and added each of these uses in all single-family and multi-family residential zones as permitted uses. These amendments fell short of the requirements of SB2, in that transitional and supportive housing must be allowed in all zones which permit residential uses. Program 8 herein is included to address this unintended issue.

In order to meet the community need for transitional housing and emergency shelters, the City will meet annually with local non-profit and governmental service providers to assess the shelter needs of the community. If additional transitional housing or shelter capacity is needed in the community, the City will work with the stakeholders to identify a suitable site for the placement of a facility.

- Responsibility: Development Services Department.
- Funding Source: General Fund for administration, Emergency Housing Assistance Program (state program that uses federal funds), Supportive Housing Program (federal program that facilitates the transition of homeless persons to independent living).
- Timeframe: Meet annually, assist non-profit organizations in applying for funding. Amend Zoning Ordinance within one year of adoption of the Housing Element.
- Objective: Assist with funding and development for an emergency shelter or transitional housing facility, as identified herein, and ensure that the proposed project is processed ministerially, to meet local needs consistent with SB2. The City shall also consider permit and impact fee waivers and other credits in consideration for such payment.

PROGRAM 8. Transitional and Supportive Housing Zoning Amendments

- Action: Amend the Zoning Ordinance to permit transitional and supportive housing as residential uses within Placerville’s mixed-use zones (e.g. Business Professional (BP), Central Business District (CBD), Commercial (C), Convenience Commercial (CC), Highway Commercial (HWC), subject only to those restrictions that apply to other residential uses in the same zone.
- Responsibility: Development Services Department.
- Funding Source: General Fund
- Timeframe: Within one year of Housing Element adoption.
- Objective: Increase opportunities for development of transitional and supportive housing; to be consistent with the requirement of SB 2.

PROGRAM 9. Accommodate Housing for Persons with Disabilities

- Action: The City will continue to permit accessory structures, building modifications, and site plans that provide accessibility for persons with disabilities and will continue to implement state building standards for handicapped accessibility. The City will promote its policies and development standards for persons with disabilities

through information provided at City Hall, pre-application meetings, a link on the City website detailing the process for requesting reasonable accommodation, and a notice to the Alta Regional Center.

The City shall also encourage housing developers of new subdivisions to construct units within an overall housing development that are accessible to persons with disabilities and the aging. To illustrate this encouragement, the City enthusiastically supported an "Independent Life Skills Training Center" on a parcel approved within the Placerville Heritage Homes Subdivision along Ray Lawyer Drive. This facility when constructed would be for people with physical and developmental disabilities to learn living skills in a residential setting. Mother Lode Rehabilitation Enterprises, Inc., or M.O.R.E. is expected to operate this facility once it is built. To help facilitate this construction and others like it, the City will explore reductions and/or fee waivers of traffic and park development impact fees that it controls.

Discussion: As a part of the Housing Element Update, the City reviewed the Zoning Ordinance to identify potential constraints to persons with disabilities. The review revealed no specific constraints to persons with disabilities. In order to ensure that zoning requirements and City policies continue to accommodate persons with disabilities, Placerville will continue to implement state building standards for accessibility and continue to provide reasonable accommodations for persons with disabilities.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing.

Objective: Improve housing accessibility for persons with disabilities.

PROGRAM 10. Housing for Developmentally Disabled Persons

Action: The housing needs of persons with disabilities, including persons with developmental disabilities, are typically not addressed by Title 24 Regulations. The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities.

To accommodate residents with developmental disabilities the City will assist State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities. Placerville will also provide regulatory incentives, such as expedited permit processing and fee waivers and deferrals, to projects targeted for persons with disabilities, including persons with developmental disabilities. The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. Placerville will work with the Alta California Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.

Responsibility: Development Services Department

Funding Source: General Fund

Timeframe: Ongoing, 2014-2021.

Objective: To encourage the development or rehabilitation of one housing unit per year of the planning period specifically for persons with developmental disabilities through annually outreach to developers and state or federal funds; to initiate a cooperative outreach program with the Alta California Regional Center by 2014.

PROGRAM 11. Senior Housing

Action: The City will identify funding sources for the development of senior housing, and facilitate senior housing development through the density bonus program (Program 13), identification of suitable development sites (Programs 1–2), through other development incentives such as reduced parking, which can be granted in conjunction with the density bonus provision, and through retrofits of existing residential and non-residential facilities for adaptability to serve the needs of disabled seniors and their guests. The City will promote these potential incentives by providing information to developers at pre-application meetings, notifying non-profit organizations, and providing a link on the City website to its affordable and senior housing policies.

Discussion: Based on the data contained in the Community Profile, the senior population in the City is projected to increase during the planning period. Much of this growth will be the result of in-migration from the surrounding areas, rather than from the aging-in-place of the existing population. Many retirees are choosing to relocate to the Sierra Nevada foothills, including Placerville. Though many initially buy homes, the maintenance responsibilities may become too burdensome as they continue to age, and the households may opt for smaller senior housing units, including assisted living complexes. Based on the projected growth in the senior population and the resulting demand for senior housing, the City will identify potential funding sources and work with non-profit developers to facilitate the development of affordable housing and the retrofit of existing residences for accessibility. In addition to identifying funding sources, the City can facilitate senior housing through the density bonus program, and identifying suitable sites for senior housing development.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing.

Objective: Assist in the development of at least one senior housing project that includes a continuum of care options, from completely independent living to fully-assisted care.

Goal C: To facilitate the development of housing affordable to lower- and moderate-income households

PROGRAM 12. Workforce Housing

Action: The City may prepare a study of options to provide housing that is affordable to, and meets the needs of, residents who are employed locally (workforce housing). The City Council will determine the need for such a study, as indicated below,

based on the availability of state funding. If prepared, the study will consist of two parts:

1. A survey of major employers to assess the wages of the local workforce. This survey will assist the City in determining the mix of affordability levels appropriate for the City workforce. The City will update the wage study every two years.
2. A Workforce Housing Policy Report that addresses:
 - Infill development workforce and self-help opportunities, including densities, development standards and possible development incentive programs;
 - Recommendations for revisions or additions to existing City regulations or policies to encourage infill development, and in particular the infill development of workforce housing units;
 - Recommendations for policies and measures to maintain long-term affordability of units developed in the Workforce Housing Design Program, including identification of funding programs and development resources;
 - Recommendations for the marketing of workforce housing units to maximize existing local resident workforce;
 - A mix of unit types, sizes and prices to match with local workforce needs.

The City will promote the results of the Workforce Housing Study, if prepared, through a link to its website, distribution of the study to local homebuilder organizations and non-profit housing providers, and realtor organizations, and meetings with housing providers to determine their interest in developing workforce housing.

Responsibility:	Development Services Department.
Funding Source:	General Fund, CDBG Planning Grant, other sources identified in Program 14.
Timeframe:	Determine the need and apply for a CDBG planning grant, if appropriate, by spring of 2015.
Objective:	Complete at least one housing development that provides very-low-income, low-income, and moderate-income housing units.

PROGRAM 13. Density Bonus

Action:	Promote the density bonus as a tool to assist in the development of affordable housing by providing program information at City Hall, promoting the use of the program at pre-application conferences, providing a link on the City’s website, and through distribution of the Workforce Housing Study (see Program 12).
Discussion:	The City currently provides density bonus provisions for developments that include affordable housing for lower-income households or qualifying residents, such as elderly households, up to the maximum bonus permissible under state law of 35 percent, either individual or combined for any single project.

All projects that are eligible for a density bonus shall receive between one and three incentives if requested. As with the density bonus, the intent of the incentives is to further encourage the construction of affordable housing. The

number of incentives increases proportionally with the amount of affordable housing provided. The breakdown is as follows:

- One incentive for projects that provide at least the minimum percentage of affordability required to receive a density bonus as described above, as well as development of a project intended for senior citizens;
- Two incentives for projects that provide at least two times the minimum percentage of affordability required to receive a density bonus as described above, or
- Three incentives for projects that provide at least three times the minimum percentage of affordability required to receive a density bonus as described above.

Incentives may include but are not limited to:

- A reduction in development standards (reduction in lot sizes, setbacks, lot coverage, building height, etc.),
- A reduction in architectural design requirements,
- A density bonus greater than the amount required by state law, and/or
- Other regulatory incentives proposed by the developer that would result in identifiable, financially sufficient, and actual cost reductions.

Responsibility: Development Services Department, Planning Commission, City Council.

Funding Source: General Fund

Timeframe: Complete program brochure and website link by December 2014. Ongoing operation of the program thereafter, amending the program as necessary to comply with potential future changes to state law.

Objective: To increase awareness of density bonuses and other incentives for affordable housing.

PROGRAM 14. Pursue State and Federal Funding

Action: The City will continue to pursue available state and federal funding sources in cooperation with private developers, non-profit housing corporations, the El Dorado County Housing Authority and Community Services Department, and other interested entities to assist in meeting the needs of extremely-low, low- and moderate-income households. Based on meetings (at least annually) with non-profit developers and service providers, the City will identify the funding sources most appropriate to meet the needs of residents, and apply for funds, or assist other entities in applying for funds, during available funding cycles. City assistance to other entities will include, but not be limited to:

- Providing data that is necessary for a funding request, and
- Expediting permit decisions on proposed projects that require City approval or that will be more competitive with City approval, prior to submitting funding requests.

Potential funding sources include, but are not limited to:

- California Multi-family Housing Program:
- California Housing Finance Agency (HELP Program)

- California Housing Finance Agency direct lending programs (single-family and multi-family)
- Low-Income Housing Tax Credits (state & federal)
- CalHome Program
- Federal Home Loan Bank – Affordable Housing Program
- Federal Department of Housing and Urban Development Programs – Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities)
- Child Care Facilities Finance Program (administered through the State of California), Special Housing Needs and Supportive Services

As part of this program, the City will specifically seek or support applications for funding programs, at least twice in each planning period, that target the development of housing affordable to extremely-low-income households. The City will establish special incentives and concessions beyond what is already required through density bonus law, or other mechanisms such as priority processing and fee deferrals to encourage the development of housing affordable to extremely-low-income households.

Responsibility: Development Services Department.

Timeframe: Meet annually with interested entities to determine funding priorities for the subsequent 24 months. Establish specific incentives for the development of housing for extremely-low-income households in 2014. Apply for funding, or assist other entities in applying for funding, based on state and federal funding cycles. For most state programs (except those that have continuous application periods), applications are due either during the fall or in late winter. For most federal housing and supportive service programs administered by HUD, application deadlines are during the late spring/early summer. Other state/federal funding opportunities will be pursued based on individual funding deadlines and priorities established through annual meetings between the City and interested entities.

Objective: Increase the effective use of state and federal funds in support of affordable housing, shelter, and housing-related services.

PROGRAM 15. Permit and Development Impact Fees

Action: In order to ensure that City permit and development impact fees do not constrain the development of housing, the City will review its fee structure annually and will report the findings to the City Council and Planning Commission in conjunction with the annual report on the General Plan. While fees typically represent the cost of providing public facilities and services, the up-front cost can present a significant burden to developers, especially in the case of affordable housing. If the annual review determines that fees are constraining the development of affordable housing in the City, Placerville will offer one of several options to housing providers:

- Deferment of fees until project completion or occupancy;
- Payment of fees over a 12-month or longer period after project completion, or
- Reduction of fees for specific facilities or services for which the applicant can show a connection between the lower fee and lower facility/service demand from project residents.

Placerville will notify affordable housing providers of options to reduce the up-front cost of fees through information provided at the City's permit counter, a website link, and pre-application meetings.

- Responsibility: Development Services Department, Planning Commission, City Council.
- Funding Source: General Fund for program administration.
- Timeframe: Annually.
- Objective: Reduce the initial cost-impact of City fees on affordable housing projects.

PROGRAM 16. Self-Help Housing

Action: The City will continue to work with non-profit developers in the area to develop self-help housing (housing in which the eventual owner participates in its construction under the supervision of a building contractor). The City can facilitate the development of the self-help housing through a variety of means, including:

- Obtaining financing, including CDBG and HOME (see Program 14 for discussion of the City's role in funding assistance);
- Identifying an appropriate site for a self-help housing project and pursuing state and federal funds for the purchase of the site;
- Reduction in the up-front costs of development impact fees (see Programs 15 and 18), or
- Other regulatory incentives, including density bonus and streamlined permit processing (see Program 13).

Discussion: The City will attempt to facilitate a self-help housing project during the 2013—2021 period. A self-help project could be designed as part of the City's Workforce Housing Study (see Program 12).

- Responsibility: Development Services Department.
- Funding Source: CDBG, HOME, CHFA HELP Program.
- Timeframe: As part of annual meetings with non-profit housing providers, identify opportunities for self-help housing projects.
- Objective: 207 additional ownership housing units—50 very-low-income and 56 low-income.

PROGRAM 17. First Time Homebuyer Assistance

Action: Recognizing the need for homebuyer assistance, the City will encourage developers and other entities to design a first-time homebuyer program, which could include down payment assistance loans and/or grants, and assistance with closing costs. Once presented with a program design which will meet the needs of its residents, the City will assist in the application for funds. In helping to promoting the program, the City will provide information at City Hall, provide a link on the City website, and help distribute information to area real estate firms, lenders, and homebuilders.

Discussion: Currently, the City does not operate a first-time homebuyer program. Housing costs during the 2008-2013 Housing Element planning period were reduced due

to the economic condition of the housing industry in California and other parts of the U.S. Should housing costs in the region rise over the 2013-2012 planning period, as expected from their 2012 lows, low- and moderate-income households will have increasingly limited options for home purchase. In encouraging the establishment of first-time homebuyer programs, the City will seek collaboration with non-profit organizations, county agencies, and/or local lenders.

- Responsibility: Development Services Department, City Council.
- Funding Source: CDBG, HOME, CHFA HELP Program, Federal Home Loan Bank Board Affordable Housing Program.
- Timeframe: Beginning in fiscal year 2018, meet with non-profit organizations, El Dorado County agencies and/or lenders interested in offering FTHA programs to review suitability for Placerville residents. Help developers apply for funding as soon thereafter as feasible based on demand and administrative capacity.
- Objective: Assist very-low-income households, low-income households, and moderate-income households in the purchase of a first home.

PROGRAM 18. Statewide Community Infrastructure Program (SCIP)

Action: Implement the Statewide Community Infrastructure Program (SCIP) to assist in the financing of certain capital improvement charges (CICs) and impact fees.

Discussion: The City intends to implement this program for all projects, particularly housing projects, to provide housing developers this program to finance impact fees.

If a developer/property owner chose to participate in SCIP, the selected public capital improvements and the development impact fees owed to the City would be financed by the issuance of tax-exempt bonds by California Statewide Communities Development Authority (CSCDA). CSCDA would impose a special assessment on the owner's property tax bill to repay the portion of the bonds issued to finance the fees paid with respect to the property and the public capital improvements benefiting the property. With respect to the impact fees, the developer may either pay the impact fees at the time of permit issuance and receive reimbursement from the SCIP bond proceeds when the SCIP bonds are issued, or the fees will be funded directly from the proceeds of the SCIP bonds. If the property owner pays the impact fees in advance, the City is required to pay the fees to SCIP. If the property owner does not pay the impact fees in advance, SCIP holds onto the bond proceeds representing the fees. In either case, the fees are subject to requisition by the City at anytime to make authorized fee expenditures. By holding and investing the money until it is spent, SCIP is able to monitor the investment earnings (which come to the City for federal tax law arbitrage purposes). SCIP encourages the City to spend the proceeds before any other fee revenues of the City. If the fees are paid by the property owner and bonds are never issued, the fees would be returned to the City by SCIP. In this way, the City is never at risk of losing the impact fees.

- Responsibility: Development Services Department.
- Funding Source: General Fund.
- Timeframe: Ongoing.

Objective: Assist in funding/financing of CICs and impact fees for all forms of residential projects.

Goal D: To promote equal housing opportunity for all residents

PROGRAM 19. Fair Housing

Action: The City will continue to promote equal housing opportunity for all residents by supporting efforts of community groups (such as the Housing Resources Board) that provide counseling, investigatory, legal, or referral services to victims of discrimination by:

- Training staff who have contact with the public on how to receive and refer fair housing complaints;
- Posting and distributing fair housing information at City Hall and other community facility locations, and
- Working with local lenders, rental property owners, real estate, and legal service organizations to conduct fair housing training, and identify an annual community event at which fair housing information can be distributed.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing referral and distribution of information.

Objective: Increase community awareness of fair housing.

Goal E: To preserve the existing housing stock

PROGRAM 20. Housing Rehabilitation

Action: The City will continue to promote low-interest and deferred-payment loans for housing rehabilitation for eligible owner-occupied and renter-occupied units. Funds may be used to correct any health and safety issue within a housing unit. In cases where a housing unit is overcrowded, funds can be used for a room addition.

The City provides information on the rehabilitation program at City Hall, and through its code enforcement activities. The City also has a link on its website to the Grants Administration division. This link will be enhanced with more specific program information and a downloadable program application.

Discussion: The economic downturn and an increase in costs associated with the upkeep and maintenance of housing units were evident during the 2008-2013 planning cycle. Pursuing CDBG and/or other funding to reinstitute this program is a priority for the 2013 fiscal year.

Responsibility: Development Services Department.

Funding Source: CDBG, HOME, State Multi-family Housing Program and Affordable Housing Program (through the Federal Home Loan Bank Board).

Timeframe: Annual applications for funding. Provide ongoing assistance as funds are available.

Objective: Rehabilitate two homes per year when funds are available.

PROGRAM 21. Housing Conditions Survey

Action: The City will conduct a Housing Conditions Survey to identify areas to target code enforcement, rehabilitation assistance, and neighborhood improvement efforts.

Discussion: The most recent Housing Conditions Survey for Placerville was completed in 1998. Since nearly 50 percent of housing units in the City were built prior to 1970, an updated Housing Conditions Survey will assist the City in targeting its efforts for housing and neighborhood improvement, thereby conserving the existing housing in the community.

Responsibility: Development Services Department.

Funding Source: CDBG Planning Grant.

Timeframe: Update the Housing Conditions Survey by fiscal year 2015-2016. Update the Survey every five years thereafter.

Objective: To maintain a relatively current and relevant database of housing conditions.

PROGRAM 22. Code Enforcement

Action: The City will continue to conduct code enforcement inspections on a complaint basis. Eligible property owners will be directed to the City's rehabilitation program for assistance in correcting code violations.

Discussion: The City Building Division is responsible for enforcing both state and City regulations governing maintenance of all buildings and property. Due to currently minimal City staffing levels, code enforcement is complaint-based. The Building Division responds to approximately 100 complaints per year.

Responsibility: Building Division.

Funding Source: General Fund, inspection fees. See Program 16 for Housing Rehabilitation Funding sources.

Timeframe: Ongoing.

Objective: To correct building code violations before they become serious health and safety hazards to human habitation.

PROGRAM 23. Historic Preservation

Action: The City will encourage the preservation of historic homes and buildings by:

- Continuing to review requests for demolition of buildings within historic districts;
- Utilizing the California State Historical Building Code to recognize the unique construction issues inherent in maintaining and adaptively reusing historic homes and buildings.
- The establishment of historic districts;

- Continuing to allow the re-use of historic buildings as residential uses, and
- Identifying potential funding sources to assist in the preservation of historic structures and referring property owners to those sources.

Responsibility: Development Services Department.

Funding Source: General Fund. See Program 16 for housing rehabilitation funding sources.

Timeframe: Ongoing.

Objective: Preserve the historic/architectural integrity of historic residential structures.

Goal F: To conserve existing affordable housing opportunities

PROGRAM 24. Housing Choice Voucher Program

Action: The City will continue to cooperate with the El Dorado County Housing Authority in its administration of the Federal Housing Choice Voucher (formerly called "Section 8") rental assistance program to maintain the availability of housing vouchers in Placerville. The City's role will be to:

- Provide necessary documentation to the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development;
- Encourage rental property owners who have participated in the City's Housing Rehabilitation Program to participate in the Housing Choice Voucher Program;
- Provide information on the rental assistance program in the City's newsletter, and at City Hall, and

Responsibility: Development Services Department, El Dorado County Housing Authority.

Funding Source: HUD Housing Choice Vouchers for rental assistance, General fund for outreach activities.

Timeframe: Ongoing.

Objective: Increase rental property owner participation in the Housing Choice Voucher Program.

PROGRAM 25. Preservation of "At-Risk" units

Action: The City will work with property owners, other public agencies, and non-profit housing organizations to preserve existing subsidized rental housing. To encourage existing owners to maintain the affordability of such rental housing, the City would assist owners in applying for state or federal assistance for refinancing, acquisition, and/or rehabilitation.

The City will monitor properties identified as being potentially at-risk to ensure that property owners comply with state and federal notification requirements. For properties that are within 24 months of potential conversion, the City will meet with property owners to determine their plans and the type(s) of assistance desired, if any, to maintain the affordable status of the rental housing units. For owners who intend to sell their rental properties, the City will identify interested

non-profit organizations willing to acquire and continue operating the rental properties as affordable housing.

Discussion: As a part of the Housing Element Update, the City analyzed all assisted housing to determine whether any units were at risk of converting to market-rate uses. Based on this analysis, the City determined that 67 units are at risk during this planning period. The City will monitor the assisted housing units to ensure that property owners comply with state and federal notification requirements if there is change in funding status or eligibility to convert based on changes in federal regulations. For owners who intend to sell their rental properties, the City will identify interested non-profit organizations willing to acquire and continue operating the rental properties as affordable housing.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: January 2017; Monitor the assisted housing units at risk by contacting the property owner to determine whether there is a change in status or eligibility.

Objective: Preserve affordable rental housing units.

PROGRAM 26. Mobilehome Parks

Action: The City will work with the mobile home park owners and the El Dorado County Community Services Department to access state and federal funds for park improvements and potential conversion to tenant ownership, if desired by both the park owner and residents. The City will meet with the park owners to discuss their long-term goals for the properties and the feasibility of preserving the parks. If park conversion to tenant ownership is desired, the City will assist residents in identifying an experienced non-profit organization that can facilitate the park conversion.

Discussion: Two mobile home parks located in Placerville contain 162 spaces total. One of these parks contains seven spaces while the other contains 155 spaces. These mobile home parks provide a source of affordable housing and homeownership for low-income households. Note that The California Department of Housing and Community Development lists nine other registered mobile home parks in the Placerville area containing over 400 mobile home spaces. These parks are located outside the City, however.

Responsibility: Development Services Department.

Funding Source: CDBG, HOME, California Housing Finance Agency HELP program, California Mobile Home Park Resident Ownership Program.

Timeframe: The City will continue to monitor and meet with park owners each year to identify park improvements and mobile home rehabilitation or replacement needs. Assist property owners and/or residents in accessing state or federal funding, as requested and needed. If park conversion to resident ownership is a desired alternative, the City will assist park residents in identifying a non-profit organization that can assist in the conversion process.

Objective: Preserve mobile home park spaces (including space in the one mobile home park on the City limit line), if determined to be feasible.

Goal G: To promote residential energy conservation

PROGRAM 27. Weatherization & Energy Conservation

Action: The City will distribute information on energy efficiency and weatherization programs offered by PG&E and others in conjunction with the City rehabilitation program. In addition, the City will identify additional funding sources for weatherization improvements to lower-income households and provide this information housing rehabilitation program participants. A potential funding source is the Property Assessed Clean Energy (PACE), a program the City and El Dorado County are considering jointly participating in during 2013. PACE is a loan program that helps pay the upfront costs of energy efficient upgrades for homes and businesses. Loans are repaid over a typical term of 15-20 years through an annual assessment on the home and business owners' tax bills.

The City will continue to permit energy efficiency and weatherization improvements as eligible activities under its housing rehabilitation program.

Responsibility: Development Services Department.

Funding Source: CDBG, HOME, PACE, if initiated in 2013, and General Fund as needed.

Timeframe: Ongoing.

Objective: Increase the energy efficiency of older residential structures and reduce energy costs.

PROGRAM 28. Energy Conservation for New Residential Development

Action: The City will continue to enforce state energy efficiency requirements for new residential construction (Title 24 of the California Code of Regulations) and shall encourage, through the City's plan review process, additional energy conservation measures with respect to the siting of buildings, landscaping, and solar access. In addition, the City shall promote and encourage construction within new residential development to accommodate energy efficient upgrades in the future (e.g. plumbing conduit and roof supports for photo voltaic panels, or conduit for plug-in electric vehicles, etc.) In order to promote the use of energy-efficient construction, the City will provide information on energy conservation measures with development application packets.

Responsibility: Development Services Department.

Funding Source: General Fund.

Timeframe: Ongoing.

Objective: Increase the energy efficiency in new residential developments.

SECTION III
TRANSPORTATION

Placerville is both defined and constrained by its network of highways, roads, streets, transportation facilities, and pedestrian facilities. Traffic congestion has become a major concern in Placerville as new development has generated additional traffic, and as through-traffic on Highways 49 and 50 has increased. The overall goal of the policies of this section is to promote the development of a circulation system for all modes of transportation that is correlated with the planned land use pattern and that facilitates easy access through and within Placerville.

GOALS AND POLICIES

Goal A: To provide a circulation system that is correlated and adequate to support existing and proposed land uses, thereby providing for the efficient movement of goods and services within and through Placerville.

Policies:

1. The City shall strive to attain the highest possible traffic levels of service consistent with the financial resources available and within the limits of technical feasibility.
2. Streets shall be dedicated, widened, extended, and constructed according to the City's Master Street Plan and the street cross-sections shown in the Street Standards figures in Part I. Rights-of-way shall be reserved according to the specifications of the Master Street Plan. Deviations from the street cross-sections shown in Part I shall be allowed based upon a determination by the Public Works Director that safe and adequate public access and circulation are preserved by such deviations.
3. Major circulation improvements should be completed as abutting lands develop or redevelop, with dedication of right-of-way and construction of improvements required as a condition of approval. Where the City may deem it appropriate, a property owner can be allowed to enter into a Street Frontage Improvement Agreement in lieu of construction of improvements if the majority of the neighborhood or area is presently unimproved. However, the City should require a minimum level of improvements to ensure adequate accessibility for vehicles and emergency equipment.
4. The City shall maintain and repair streets according to the priorities set out in the City's Street Maintenance Plan.
5. The City shall ensure that all newly-developing areas are served by at least two means of access.
6. The City shall discourage the creation of long dead-end roads and cul-de-sac streets by providing for connections between such streets and secondary access to areas served by such streets.
7. The City shall prohibit the development of private streets in new residential projects, except in extraordinary circumstances. In such cases, the private streets shall be developed to City street standards.
8. The City shall continue to explore the feasibility of developing a beltway road system.
9. The City shall aggressively pursue state and federal funding to implement the City's Circulation Plan.
10. The City recognizes that there is a relationship between transportation planning in the country and transportation planning in the city. It is the policy of the City to work closely with the

transportation agencies of the County and the City to solve transportation problems that affect all levels of government.

Goal B: To promote the development of a circulation system that preserves the historic nature and character of neighborhoods and districts, reinforces neighborhood identity and integrity, and minimizes adverse impacts on hillsides and vegetation.

1. New local streets shall be designed to discourage heavy through-traffic within residential neighborhoods.
2. The City shall attempt to minimize traffic congestion in the downtown area by studying the feasibility of constructing "beltways" around the northerly and southerly portions of the city, thereby providing alternate routes for through traffic.
3. The City shall coordinate with state and federal efforts to improve the flow of traffic through Placerville on Highway 50. The City shall continue to review alternatives for solving traffic congestion related to Highway 50.
4. The City shall support the relocation of Highway 49 to an alternate route through Placerville.
5. The City shall attempt through siting and design of new development in hillside and environmentally sensitive areas to minimize the need for substantial grading and removal of vegetation.

Goal C: To minimize traffic accidents and hazards.

Policies:

1. The City shall discourage the creation or continuance of traffic hazards in new development and other proposals requiring the City to exercise its discretionary authority.
2. In the development of new projects, the City shall give special attention to maintaining adequate corner-sight distances at city street intersections and at intersections of city streets and private access drives and roadways.
3. The City shall identify and remove, as feasible, obstacles limiting corner-sight distances at city street corners.
4. The City shall maintain a program of identification and surveillance of high traffic accident locations, with emphasis on early detection and correction of conditions which could potentially constitute traffic hazards.

Goal D: To ensure the adequate provision of both on-street and off street parking.

Policies:

1. If future growth in traffic volumes necessitates removal of on-street parking places to provide additional traffic lanes, the lost on-street spaces should be replaced with an equal number of off-street spaces within the same vicinity.
2. The City shall require all new development to provide an adequate number of off-street parking spaces to accommodate the typical parking demands of the type of development proposed for the site. In the downtown area, new developments may, at the City's discretion, pay in-lieu parking fees.

3. The City shall allow parking variances only under the most unusual circumstances, and only after all other possible actions and conditions have been identified and studied. In such cases, the City may require the payment of in-lieu fees sufficient to cover the current costs of land acquisition and construction of parking spaces.
4. The City shall research the ability to use redevelopment financing to provide parking downtown. The City shall ensure that a majority of property owners are in favor of this program prior to implementation.

Goal E: To provide a safe and secure bicycle route system.

Policies:

1. The City shall develop an inner-city bicycle route master plan.
2. Wherever possible, bicycle facilities should be separate from roadways and walkways.
3. The City shall limit on-street bicycle routes to those streets where the available roadway width and traffic volumes permit safe coexistence of bicycle and motor vehicle traffic.
4. The City shall promote the development of bicycle routes that follow the contours of the land and are compatible with the terrain.
5. The City shall promote the development of bicycle routes in major development areas and along railroad rights-of-way.
6. The City shall promote development of bicycle routes and/or trails that connect parks and schools that link the Ray Lawyer Drive/Placerville Drive area with downtown, and that link Apple Hill area with Placerville.
7. The City shall encourage the development of a bike trail through the city utilizing the Southern Pacific and Michigan/California Railroad rights-of-way. This trail could provide an opportunity to connect to other trail systems such as the American River Bikeway in Sacramento County.
8. Any future development adjacent to a bike trail shall be required to analyze impacts of the development on the bike trail and mitigate to the greatest extent possible identified impacts.

Goal F: To promote convenient and safe pedestrian circulation.

Policies:

1. Pedestrian circulation needs and convenience in the downtown shall be given priority over the needs of through-traffic.
2. The City shall continue to enforce its program requiring adjoining property owners to repair and replace sidewalks in older neighborhoods to increase pedestrian safety and convenience.
3. In approving development projects, the City shall continue to require the construction of sidewalks connecting major pedestrian destinations, such as schools, hospitals, and government centers.
4. Where deemed necessary and appropriate, the City shall undertake construction of sidewalks connecting major pedestrian destinations, such as schools, hospitals, and government centers.

5. The City shall require all developments with a density of R1-2,000 or greater to provide a sidewalk on at least one side of any street that is developed as part of the project or is used as a perimeter street by that project.
6. The City shall require all multi-family developments to provide sidewalks on both sides of any street that is developed as part of the project and on one side of any street that is used as a perimeter street by that project.
7. The City shall promote the construction of pedestrian overpasses along Highway 50 in conjunction with future highway construction.

Goal G: To maintain coordinated, efficient bus service that provides an effective alternative to private automobile use.

Policies:

1. The City shall encourage Greyhound Lines and El Dorado County Transit to maintain, at a minimum, their present levels of service in the Placerville area.
2. The City shall work closely with Greyhound and El Dorado County Transit in coordinating bus stop locations and bus schedules to facilitate transfers between bus systems.

Goal H: To promote the continued maintenance, preservation, and improvement of the Placerville Airport.

Policies:

1. The City shall continue to support the operation of the Placerville Airport as a general aviation airport for the benefit of area residents, tourists, and industry. The airport should continue to be made available for emergency aviation purposes and to serve the needs of federal and state agencies.
2. The City shall provide for land use surrounding the Placerville Airport that is consistent with the Airport Land Use Compatibility Plan.

Goal I: To provide for safe pedestrian access for Placerville residents, with emphasis on routes to and from school.

1. The City will work with the local school districts to provide sidewalks or walkways along routes used by school children on their way to and from school.

IMPLEMENTATION PROGRAMS

1. The City shall maintain a master list and map of the most recent available traffic counts. The master list and map shall be updated with traffic counts taken in connection with project traffic studies and by special counts conducted by the City as necessary.

Responsibility:

Public Works Department

Time Frame:

Ongoing

2. The City shall prepare and adopt a Master Street Plan covering a 10-year period and showing the existing and proposed ultimate right-of way and street width for each road segment within the city limits. The Master Street Plan shall also indicate the necessary right-of-way to be acquired or dedicated, the proposed improvements, and the expected method of financing the roadway improvements (i.e., City-funded or property owner/developer-funded). The Master Street Plan shall be regularly updated.

Responsibility:

City Council
Public Works Department

Time Frame:

FY 91-92, as needed thereafter

3. The City shall undertake a study of the need for and feasibility of developing a beltway road system around Placerville.

Responsibility:

City Council
Public Works Department

Time Frame:

FY 91-92

4. The City shall periodically review proposed roadway improvements and update cost estimates for improvements to be City-funded.

Responsibility:

City Council
Public Works Department

Time Frame:

Ongoing

5. The City shall prepare and adopt a Master Street Maintenance Plan setting priorities and schedules for street maintenance and repairs.

Responsibility:

City Council
Public Works Department

Time Frame:

FY 91-92, as needed thereafter

6. The City shall prepare and adopt corner sight-distance standards for new development.

Responsibility: City Council; Public Works Department

Time Frame: FY 91-92

7. The City shall prepare and maintain a pin map or a location-indexed file of traffic accidents occurring within the city limits. The City shall prepare and adopt procedures for using these records for identification and surveillance of high accident locations to detect and correct potentially hazardous conditions.

Responsibility:

Public Works Department

Time Frame:

FY 89-90, ongoing

8. The City shall review and revise, as necessary, off-street parking standards of the Zoning Ordinance. Such revision shall be based on a survey of the parking requirements of other Northern California communities and an assessment of the adequacy of the City's current standards.

Responsibility:

City Council
Public Works Department
Development Services Department

Time Frame:

FY 89-90

9. The City shall prepare and adopt a Bicycle Route Master Plan and appropriate bicycle lane and street standards.

Responsibility:

City Council
Public Works Department
Development Services Department

Time Frame:

FY 91-92

SECTION IV PUBLIC FACILITIES AND SERVICE

Placerville's development is dependent on an elaborate network of public facilities and services. The City of Placerville provides most of the key facilities and services required to support growth, such as sewer service, police and fire protection, and parks. The overall goal of the policies of the section is to promote the provision of an adequate level of services to support existing and future development and to protect the public's health and safety.

GOALS AND POLICIES

Goal A: To maintain an adequate level of service in the City's water system to meet the needs of existing and projected development.

Policies:

1. The City shall work with the El Dorado Irrigation District to develop new water storage facilities and major distribution lines as necessary to serve new development.
2. The City will continue its program of upgrading water lines to provide adequate water supply and fire flow rates.
3. The City shall promote water conservation both in City operations and private development to minimize the need for the use of additional water supplies and to minimize sewer flows.
4. The City shall continue to assess a capital improvement fee on all new commercial, industrial, and residential development sufficient to fund system-wide capacity improvements. The capital improvement fee schedule shall be periodically reviewed and revised as necessary.
5. The City shall monitor water flows through the City's water system to identify areas of potential water loss and cases of under billing for water service and shall make improvements in the systems as necessary.

Goal B: To maintain an adequate level of service in the City's sewage collection and disposal system to meet the needs of existing and projected development.

Policies:

1. The City shall develop new sewage treatment and trunkline capacity as necessary to serve new development.
2. New sewer service shall not be extended to areas outside the city limits prior to annexation unless owners of property connecting to the sewer system agree to annex to the City at some future date. Existing commitments for sewer service outside the city limits shall continue to be honored.
3. Development of individual septic systems shall be allowed only where the City makes a finding that it cannot feasibly provide public sewer service, and such systems shall be used only until such time as City sewer service becomes available.
4. The City shall comply with the Regional Water Quality Control Board's regulations and orders concerning effluent treatment.

5. The City shall continue its program of upgrading sewer lines to minimize inflow and infiltration problems and increase capacity.
6. The City shall continue to work with neighboring jurisdictions and the Regional Water Quality Control Board in seeking an areawide solution to water quality problems in the American River watershed.
7. The City shall continue to assess a capital improvement fee on all new commercial, industrial, and residential development sufficient to fund systemwide capacity improvements. The capital improvement fee schedule shall be periodically reviewed and revised as necessary.

Goal C: To maintain an adequate level of service in the City's drainage system to accommodate runoff from existing and projected development and to prevent property damage due to flooding.

Policies:

1. The City shall continue to complete gaps in the drainage system in areas of existing development.

Goal D: To establish and maintain a park system and recreation program that are suited to the needs of Placerville residents and visitors.

Policies:

1. The City shall expand the community and neighborhood park system with the goal of providing park facilities within reasonable walking distance of all city residents.
2. City park acquisition and development efforts shall be based on a goal of five acres of usable developed neighborhood and community parkland per 1,000 residents within the city limits.
3. The City shall continue to assess park development fees on all new residential development sufficient to fund citywide park improvements.
4. The City shall give priority in its park acquisition and development program to parks for active recreation over parks for passive recreation.
5. The City shall give joint use of school facilities, including college and County Office of Education facilities, a high priority in its park development program.
6. The City shall aggressively pursue State funding programs for park acquisition and development to augment City revenues to the extent State funding is available.
7. The City shall explore alternative approaches to financing parkland development, including park assessment districts, County collection of parkland development fees, and increases in user fees for County residents.
8. The City shall encourage the County to provide additional parkland for residents in the unincorporated Placerville area.
9. The City shall, within fiscal limitations, develop another baseball field on the west side of the city and develop a park that includes a swimming pool on the east side of the city.
10. The City shall promote the provision of private open space and recreational facilities as part of new residential developments.

11. The City shall continue cooperative agreements with the school districts for the use of school facilities for City-sponsored recreation programs.
12. The City shall periodically survey community attitudes and preferences for recreational programs.

Goal E: To ensure that at least the current levels of public police and fire services are maintained as new development occurs.

Policies:

1. The City shall endeavor through adequate staffing and patrol arrangements to maintain the minimum feasible police response times for emergency calls. The City's response time goals shall be three minutes for emergency calls, seven minutes for priority calls, and ten minutes for routine calls.
2. The City shall endeavor to maintain adequate staffing for fire prevention, subject to fiscal limitations.
3. The City shall encourage the Placerville Fire District endeavor to achieve and maintain a fire insurance (ISO) rating of 4 or better within the Placerville city limits.
4. The City shall support the Placerville Fire District in establishing additional fire stations where needed in order to maintain maximum coverage and minimum response times throughout its service area.
5. The City shall attempt to offset the need for new fire department staff and equipment and to improve fire safety by requiring built-in fire protection equipment in new development.

Goal F: To provide for the educational needs of Placerville residents.

Policies:

1. The City shall assist the Placerville Unified Elementary School District in locating and acquiring appropriate sites for new elementary schools as they are needed.
2. The City shall cooperate with the Placerville Unified Elementary School District and the El Dorado Union High School District in collecting school impact fees.
3. The City shall encourage the location of a permanent campus for Cosumnes River College within the City of Placerville.

Goal G: To provide for the health care needs of Placerville residents.

Policies:

1. The City shall support the continued provision of a full range of medical services and Marshall Hospital and the expansion of its facilities.
2. The City shall encourage the development of additional medical practices and convalescent homes to serve the area's growing population.

IMPLEMENTATION PROGRAMS

1. The City shall prepare and adopt a five-year Capital Improvement Program. The CIP shall be updated, reviewed for consistency with the General Plan, and adopted annually.

Responsibility:

City Council
Planning Commission
City Manager
Public Works Department

Time Frame:

FY 89-90, annually thereafter

2. The City shall adopt standards for built-in fire protection in new development in high and extremely high fire hazard areas as shown in Figure VIII-3 in the General Plan Background Report.

Responsibility:

City Council
Fire Department

Time Frame:

FY 90-91

SECTION V

NATURAL, CULTURAL, AND SCENIC RESOURCES

Because of its location and its history, Placerville's natural, cultural, and scenic resources are varied and rich. Its water resources, surrounding agricultural lands, mineral resources, vegetation, and wildlife are intrinsically valuable and at the same time largely define the quality of life in Placerville. These natural resources are also responsible for its early settlement by Native Americans and later for its founding and development as a Gold Rush boomtown. The overall goal of the policies of this section is to preserve, protect, enhance, and promote Placerville's valuable natural, cultural, and scenic resources.

Goal A: To conserve water resources and protect water quality within the Placerville area.

Policies:

1. The City shall promote water conservation in both public and private developments.
2. The City shall encourage agricultural operators to use the Irrigation Management (IMS) water conservation program of the El Dorado Irrigation District.
3. The City shall encourage the use of treated wastewater for irrigation of pasture land, golf courses, and other open-space areas, consistent with health standards.
4. The City shall encourage the use of native drought-resistant plants in both public and private landscaping.
5. The City shall require in new development sound anti-pollution practices to protect water quality.
6. The City shall prohibit establishment of mining operations in and near streams, lakes and reservoirs.
7. The City shall condition approvals of development in hillside areas to minimize erosion and silt flows into watercourses.

Goal B: To prevent the premature conversion of agricultural lands and to protect the soil resources of the Placerville area.

1. The City shall preserve, to the maximum extent possible, those soils most suitable for intensive agricultural production and encourage their continued use for agricultural purposes.
2. The City shall direct development incompatible with agricultural activities away from valuable agricultural lands and into areas of lesser agricultural importance.
3. The City shall encourage the County's continued use of Williamson Act contracts in the areas surrounding Placerville's Sphere of Influence.
4. The City shall site and condition approvals of developments in areas of steep slopes and with erosive soils to minimize the need for grading and shall require reseeding and landscaping of disturbed areas, matting of steep cut slopes, and construction of retention basins.
5. The City shall require stockpiling of topsoil and construction sites for replacement following construction.
6. The City shall condition development approvals to minimize unnecessary compaction of soils that would reduce its permeability.

7. The City shall, to the maximum extent possible, prevent the dumping of wastes and other substances, such as pesticides, soil sterilants, and toxic wastes, harmful to soil structure, soil organisms, or fertility.

Goal C: To encourage continued mining activity in the Placerville area while ensuring such operations do not have a significant adverse affect on the natural environment and are not disruptive of the community social values.

Policies:

1. The City shall promote the protection and conservation of significant mineral deposits in the Placerville area, as classified by the State Geologist and designated by the State Mining and Geology Board, and require buffering around mining operations to prevent encroachment by incompatible uses.
2. The City shall condition future mining development approvals to minimize their adverse environmental effects and shall require reclamation of the site following the cessation of mining operations.
3. The City shall prohibit development of mining operations in and near streams, creeks, and other waterways.

Goal D: To protect Placerville's natural vegetation and diverse wildlife.

Policies:

1. The City shall make every effort to protect riparian vegetation. To this end, buildings and improvements shall be set back from watercourses.
2. The City shall ensure that channel improvements to and tree and brush clearance activities along creeks within the city do not unnecessarily disturb riparian vegetation.
3. New development shall be sited to protect native tree species, riparian vegetation, important concentrations of natural plants, and important wildlife habitat, to minimize visual impacts and to provide for continuity of wildlife corridors.
4. The City shall use parkland and open-space areas with subdivisions to preserve natural areas and wildlife habitat.
5. The City should develop an area with a good representation of plant communities and wildlife as a nature study area.
6. To retain the natural landscape character of Placerville, introduced plants in public and private landscaping should be subordinate to and compatible with existing natural landscape.
7. The City shall encourage creative site planning which will minimize the destruction of trees.
8. The City shall condition development approval to minimum grading, disturbance of root systems, and compaction of soil under the drip line of trees during construction.
9. The City shall seek to protect and manage Placerville's tree cover to maximize ecological and aesthetic values consistent with the reasonably economic enjoyment of private property. To this end, the City shall adopt and enforce a Historical Tree Ordinance.

10. The City shall annually promote Arbor Day.

11. The City shall take action to ensure the protection of Hangtown Creek and the creek area.

Goal E: To protect air quality in the Placerville area.

Policies:

1. The City shall monitor research on the links between air pollution and the use of fireplaces and wood-burning stoves. If this link is demonstrated and if federal and state air quality standards for particulates are exceeded in the Placerville area, the City shall undertake educational programs and regulatory actions, as necessary, to minimize emission from these sources. The Oregon State Wood-burning Stove Standards shall be used as guidelines until the State of California adopts wood-burning stove standards.
2. The City shall discourage backyard burning of debris.

Goal F: To promote energy and resource conservation.

Policies:

1. The City shall support car pooling and help to identify appropriate locations for parking lots for car pools.
2. The City shall promote the use of solar and other non-fossil fuel energy sources.
3. The City shall encourage creativity in the planting of both deciduous and evergreen trees that will provide maximum sun exposure to buildings during the winter and provide maximum shade during the summer.
4. The City shall support recycling programs operated by businesses and charities.

Goal G: To preserve and enhance Placerville's historical heritage.

Policies:

1. The City shall set as a high priority the protection and enhancement of Placerville's historically and architecturally significant buildings and sites.
2. The City shall encourage all public and private efforts to preserve and promote Placerville's historical heritage for economic benefits associated with increasing tourist trade.
3. The City shall prepare, maintain, and regularly update an inventory of buildings, sites, cemeteries, parks, and other artifacts of historical and architectural significance.
4. The City shall designate the historic section of downtown Placerville as a specific design review area with due concern and respect for businesses and property owners' interests.
5. The City shall work with property owners in seeking registration of historical structures as State Historic Landmarks and/or listing on the National Register of Historic Places.
6. The City shall support the efforts of property owners to preserve and renovate historic and architecturally significant structures. Where buildings cannot be preserved intact, the City shall seek to preserve the building facades.

7. The City shall promote awareness of the significance of Placerville's historical features through such means as walking tours, a docent program, appropriate monuments, plaques and markers, and pamphlets and interpretive displays.
8. The City shall promote and support events of historic significance such as Wagon Train Days.
9. The City shall encourage the inclusion of studies of the history of the Placerville area in local school curricula.
10. The City shall work closely in promoting and protecting Placerville's historic heritage with historical and heritage organizations, including those along the Highway 49 "Gold Chain."
11. The City shall pursue all available state and federal funding to the extent these funding sources exist to support local historical preservation and promotion programs.

Goal H: To protect Placerville's Native American heritage.

Policies:

1. The City shall not knowingly approve any public or private project that may adversely affect an archeological site without consulting the California Archeological Inventory at California State University, Sacramento, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendations of a qualified archeologist. City implementation of this policy shall be guided by Appendix K of the State CEQA Guidelines.
2. The City shall refer development proposals that may adversely affect archeological sites to the California Archeological Inventory at California State University, Sacramento.
3. The City shall work closely in promoting and protecting Placerville's Native American heritage with historical and archeological organizations, including those along Highway 49 "Gold Chain."

Goal I: To protect and enhance Placerville's community character and scenic resources.

Policies:

1. Those positive aspects and attributes of the city which are controllable, and which contribute to the quality of life of the city and its environment, shall be preserved and perpetuated. Placerville's positive aspects and attributes are its rural country atmosphere, historical heritage, small town atmosphere, compatible neighborhoods and development, and lack of congestion.
2. The City shall, to the maximum extent possible, minimize the visual impact of development on the most visible hillsides and the primary and secondary ridgelines as shown on Figure IX-1 in the Background Report.
3. The City shall, to the maximum extent possible, prevent the scarring of hillsides and ridgetops by excessive grading. To this end, grading elevations shall be required in conjunction with site development plans.
4. The City shall condition development approvals to protect natural features such as rock outcrops and trees.
5. The City shall preserve creeks in as natural a state as possible.
6. The City shall promote the development of streamside mini-parks.

7. The City shall protect the visual character of scenic street and highway corridors.
8. The City shall promote citizen involvement in city beautification programs.

Goal J: To provide a cultural center within Placerville.

Policies:

1. The City shall pursue, to the maximum extent possible, the construction of a cultural center within the city.

IMPLEMENTATION PROGRAMS

1. The City shall post and distribute information on water conservation, including that provided by the El Dorado Irrigation District.

Responsibility:

Public Works Department
Development Services Department

Time Frame:

Ongoing

2. The City shall be resolution promote "Water Conservation Month" each May.

Responsibility:

City Council

Time Frame:

Annually

3. The City shall prepare and adopt a grading and erosion and sediment control ordinance.

Responsibility:

Public Works Department

Time Frame:

FY 90-91

4. The City shall review and amend its mining and reclamation regulations consistent with the policies of this section and to provide the following:

- a. Declare that mining operations are not allowed by right anywhere within Placerville.
- b. Require a conditional use permit for all mining operations.
- c. Prohibit surface entry for mining within a radius of 1,000 feet of any residence.
- d. Restrict mining activities to 500 feet or more below the surface of the ground.

- e. Require satisfactory engineering and geological surveys as a condition of permit approval.
- f. Require an environmental impact report as a condition of permit approval.
- g. Declare that the issuance of a conditional use permit will not be detrimental to the public health, safety, and welfare, nor injurious to any neighborhood.
- h. Prohibit the development of any mining operations in or near streams, creeks, and other waterways.

Responsibility:

City Council
Development Services Department

Time Frame:

FY 90-91

- 5. The City shall amend the Zoning Ordinance to require setbacks from watercourses in accordance with Policy V.D.1.

Responsibility:

City Council
Development Services Department

Time Frame:

FY 89-90

- 6. The City shall prepare and adopt a heritage tree ordinance to protect mature trees over a specified size.

Responsibility:

City Council
Development Services Department

Time Frame:

FY 90-91

- 7. The City shall prepare and adopt an open-space and/or conservation easement program for the protection of open space and scenic areas.

Responsibility:

City Council
Development Services Department

Time Frame:

FY 90-90

8. The City shall conduct a survey of historic and architecturally significant buildings, structures, and sites in the immediate Placerville area. The resulting inventory shall be regularly updated.

Responsibility:

Development Services Department

Time Frame:

FY 91-92; ongoing

9. The City shall designate the downtown as a specific design review area and adopt zoning regulations and a historic building code for structures located downtown.

Responsibility:

City Council
Development Services Department

Time Frame:

FY 91-92

10. The City shall establish an agreement with the California Archeological Inventory at California State University, Sacramento, for review of development proposals that may adversely impact archeological sites.

Responsibility:

Development Services Department

Time Frame:

FY 91-92

11. The City shall identify and evaluate scenic street and highway corridors and amend its land use regulations to protect these corridors.

Responsibility:

City council
Development Services Department

Time Frame:

FY 91-92

12. The City shall require as a condition of approval for subdivision and parcel maps, easements to be reserved for the protection of open space when portions of subdivisions or parcel maps have been identified as an open space resource.

Responsibility:

City Council
Planning Commission
Development Services Department

Time Frame: Ongoing

SECTION VI

HEALTH AND SAFETY

Planning for Placerville's development must take into account a wide range of environmental hazards. Some are natural, such as seismic shaking, some are entirely man-made, such as noise, and others are natural hazards that are exacerbated by man, such as development in a floodplain or a wildland fire hazard area. Many of the hazards can simply be avoided in the development process through locational decisions, while others can be tolerated or minimized by including mitigation measures in the planning and land use process. The overall goal of the policies in this section is to minimize the public health and safety threats and nuisances to residents and minimize the potential for property damage and loss.

To promote land use development surrounding the Placerville Airport that is compatible with the noise, safety, airspace protection, overflight and other special characteristic policies and maps of the *Placerville Airport Land Use Compatibility Plan (ALUCP)*, and to make the General Plan consistent with the ALUCP as required under Government Code Section 65302.3, the following from the ALUCP are incorporated into this Section of the General Plan by reference:

- "Glossary of Terms," pages vii to xviii;
- Chapter 2: Basic Provisions;
- Chapter 3: ALUC Review Process
- Chapter 4: Land Use Compatibility Criteria;
- Chapter 6: PLA-1: Placerville Airport Policies and Compatibility Maps;
- Chapter 9: Background Data: Placerville Airport and Environs (Res. 8105, June 25, 2013)

GOALS AND POLICIES

Goal A: To prevent loss of lives, injury and property damage due to geological hazards.

Policies:

1. Lands with significant, identified geological hazards shall be designated for open-space and low intensity uses until it becomes feasible to mitigate the health and safety risks.
2. The City shall require the following information and plans to be submitted for all projects subject to discretionary review by the City in areas of moderate or high slope instability and areas with identified soil instability problems.
 - Engineering geologic report
 - Soils and foundation engineering report
 - Grading, erosion, and sediment control plan
 - Plan review letter evidencing review of all proposed development by a qualified engineering geologist
 - As-built construction report, including building plans, explanation and discussion of any deviations from the approved grading plan, the location and results of field tests, results of laboratory tests, and a statement that the work was performed under the supervision of and in accordance with recommendations of the engineering geologist and/or soils engineer
 - Signature of an engineering geologist certified by the State of California and/or a soils engineer registered in the State of California.
3. The City shall ensure that both public and private developments in areas with significant identified geological hazards are sited to minimize the exposure of structures and improvements to damage resulting from geological hazards and to minimize the aggravation of off-site geological hazards.

4. Development in areas of lava-caped underground streams shall be property engineered to allow for the free flow of water.
5. The suitability of soil and/or rock formations should be one of the prime considerations for determining the type and intensity of development permitted.
6. The City shall establish an ongoing program to collect and maintain current geological data.
7. The City shall retain on an ongoing basis a qualified consulting geologist to assist the City in updating its geological data and to review geological reports prepared in connection with new development projects.

Goal B: To prevent loss of lives, injury, and property damage due to the collapse of buildings and critical facilities and to minimize disruption of essential services in the event of an earthquake.

1. The City shall, as required by State law, inventory all potentially hazardous buildings within the city and develop a mitigation program, including requirements for strengthening buildings, changing the use of the buildings to an acceptable occupancy level, or demolishing the buildings.
2. The City should ensure that all public facilities, such as buildings, water tanks, and reservoirs, are structurally sound and able to withstand seismic shaking and the effect of seismically-induced ground failure.
3. The City shall ensure that privately-owned and maintained above-ground petroleum products storage tanks and their retaining walls are structurally sound and able to withstand seismic shaking and the effects of seismically-induced ground failure.

Goal C: To prevent loss of lives, injury, and property damage due to flooding.

1. The City shall continue to participate in the National Flood Insurance Program. To this end, the City shall ensure that local regulations are in full compliance with standards adopted by the Federal Emergency Management Agency.
2. New residential development shall be constructed so that the lowest floor is at least one foot above the 100-year flood level.
3. Non-residential development shall be anchored and flood-proofed to prevent damage from 100-year flood, or alternatively, elevated to at least one foot above the 100-year flood level.
4. Existing development shall comply with policies VII.C.2 and VII.C.3 when improvements are made costing at least 50 percent of the current market value of the structure before the improvements.
5. The City shall provide for channel improvements to and tree and brush clearance along watercourses in Placerville to reduce flooding.

Goal D: To prevent loss of lives, injuries, and property damage due to wildland and urban fires.

1. Areas of high and extreme fire hazards shall be the subject of special review, and building and higher intensity uses shall be limited unless the hazards are mitigated to a point acceptable by the Fire Department.
2. All new development in areas of high and extreme fire hazards as shown in Figure VIII-3 in the Background Report shall be constructed with fire retardant roof coverings.

3. The City shall require the installation of an approved interior sprinkler system in all new combustible woodframe commercial buildings of 5,000 square feet or more.
4. All new development in areas of high and extreme fire hazards as shown in Figure VIII-3 in the Background Report shall provide for clearance around the structures and the use of fire resistant groundcover.
5. The City shall encourage the Placerville Fire Department to maintain a regular program of fire inspection for commercial and industrial buildings.
6. The City will ensure in approving and constructing new roads and streets that they are adequate in terms of width, turning radius and grade to facilitate access by firefighting apparatus. All plans for new streets for areas within the Urban Service Area and/or sphere of influence of the City shall be reviewed by the Placerville Fire Department to ensure that City standards are met since there is a high probability that these areas will be annexed to the City at some point in the future.
7. All new development shall be required to meet the minimum fire flow rates and other standards specified by the City's Fire Code.
8. Future roadway systems and networks shall be designed with at least one means of egress other than the access in all developing areas.
9. The City shall not approve any medium or high density residential developments unless they are served by a street system with at least two streets capable of carrying peak load traffic.
10. Parcel splits and multi-family developments shall not be allowed in areas served by narrow streets until minimum access can be guaranteed to emergency vehicles at all times.
11. In approving commercial, industrial, and multi-family developments, the City shall ensure all structures are located within 150 feet of an access useable by fire trucks.
12. Existing streets shall be upgraded to meet City Subdivision Ordinance standards wherever possible.
13. Parking shall be restricted on streets less than 28 feet in width curb to curb.
14. The City shall continue to aggressively enforce its fire code and weed abatement regulations.
15. The City shall encourage the Placerville Fire District to enact and enforce a weed abatement ordinance for the unincorporated area within the Fire District's service area.
16. The City shall strive to restrict vehicular access and recreational use of undeveloped foothill areas during critical fire hazard periods.
17. The City shall adopt a uniform system for numbering structures, residences, and businesses.
18. The City shall remove obstructions obscuring street signs and require that house numbers be legible from the street. Commercial structures with rear street access shall be identified with the business name and street address in a clear and conspicuous manner on the rear of the building.

Goal E: To minimize crime and promote the personal security of Placerville residents.

1. The Placerville Police Department shall continue to promote neighborhood security programs and provide crime prevention training for neighborhood groups and associations.

2. Residential areas shall be designed to ensure the provision of adequate police services and to promote self-policing of individual communities.
3. The City shall promote the design of new development and the installation of security equipment aimed at crime prevention. To this end, the Police Department shall review proposed subdivisions, medium and high density projects, and commercial and industrial projects to ensure that these features are considered in the design of the projects.

Goal F: To protect Placerville residents from the effects of hazardous materials.

1. City approvals of all new development shall consider the potential for the production, use, storage, and transport of hazardous materials and provide for reasonable controls on such hazardous materials.
2. Within its authority, the City shall regulate the production, use, storage, and transport of hazardous materials to protect the health of Placerville residents.
3. The City shall work with the County in implementing the County's Hazardous Materials Area Plan and acknowledges the County as lead agency for hazardous materials management and disclosure.
4. The City shall work with the County in establishing an Annual Citizens' Hazardous Materials Clean-up Day.

Goal G: To ensure that City emergency procedures are adequate in the event of potential natural or man-made disasters.

1. The City shall maintain and periodically update the City's Emergency Plan. As part of the periodic update, the City shall review County and State emergency response procedures that must be coordinated with City procedures.
2. The City shall conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.

Goal H: To protect the public from the hazards posed by old mine shafts and openings.

1. The City shall enforce the Nuisance Abatement Ordinance requiring the identification and capping of all abandoned mine shafts and openings.

Goal I: To protect the residents of Placerville from the harmful effects of exposure to excessive noise.

1. The City shall attempt, insofar as possible, to protect areas within the city where the present noise environment is considered acceptable.
2. Areas within Placerville exposed to existing or projected exterior noise levels exceeding 60dB Ldn shall be designated as noise-impacted areas.
3. Areas within Placerville shall be designated as noise-impacted if exposed to existing or projected exterior noise levels exceeding the performance standards in Table II-1.
4. New development of residential or other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to:

- a. 60 dB Ldn or less in outdoor activity areas, and interior noise levels to 45 dB Ldn or less, where the noise source is preempted from local control (i.e. traffic on public roadways, railroads and airports). In areas where it is not possible to reduce exterior noise levels to 60 dB Ldn or less using a practical application of the best available noise-reduction technology, an exterior noise level of up to 65 dB Ldn will be allowed. Under no circumstances will interior noise levels be permitted to exceed 45 dB Ldn with the windows and doors closed.
 - b. Achieve compliance with the standards in Subsection 4.a. and with the performance standards set out in Table II-1, where the noise source is subject to local control (i.e., non-traffic related).
5. When industrial, commercial, or other land uses, including locally-regulated noise sources, are proposed for areas containing noise-sensitive land uses, noise levels generated by the proposed use shall not exceed the standards in Subsection 4.a. or the performance standards set out in Table II-1.
6. Where the development of residential or other noise-sensitive land use is proposed for a noise-impacted area, an acoustical analysis shall be prepared at the applicant's expense. The acoustical analysis shall:
 - a. Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics.
 - b. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.
 - c. Include estimated noise levels in terms of Ldn and/or the standards in Table II-1 for existing and projected future noise levels, with a comparison made to the adopted policies of this subsection.
 - d. Include recommendations for appropriate mitigation to achieve compliance with the adopted policies of this subsection. 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.
 - e. Include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the policies of this subsection will not be achieved, a rationale for acceptance of the project must be provided.
7. Noise level criteria applied to land uses other than residential or other noise-sensitive uses shall be consistent with recommendations of the California Office of Noise Control (see Table II-2).
8. The City shall enforce the Noise Insulation Standards of Title 24 of the California Administrative Code and Chapter 35 of the Uniform Building Code concerning the construction of new multiple occupancy dwellings such as hotels, apartments, and condominiums.
9. Noise exposure information developed during the community noise survey described in the Background Report shall be used as a guideline for the development of a community noise control ordinance to address noise complaints, and to provide local industry with performance standards for future development and equipment modifications. The ordinance should be consistent with the "Model Community Noise Control Ordinance" prepared by the California Office of Noise Control in 1977 with modifications made to reflect local concerns and conditions.
10. The rerouting of Highway 49 should be investigated for noise impacts on proposed land uses.

11. New equipment and vehicles purchased by the City shall comply with noise level performance standards consistent with the best available noise reduction technology.
12. The Placerville Police Department shall actively enforce requirements of the California Vehicle Code relating to vehicle mufflers and modified exhaust systems.
13. The City shall monitor noise levels on Highway 50 and encourage the installation of noise barriers or noise attenuating vegetation if noise levels reach an unacceptable level.
14. The use of solid barriers, earth mounds, and vegetation should be utilized as a means of screening noise sources from adjacent land uses.
15. The City shall encourage acoustically compatible land uses and require noise attenuation measures, when necessary, in the vicinity of the Placerville Airport. The City shall ensure that land use approvals in the City are consistent with the Placerville Airport Land Use Compatibility Plan.

Goal J: To promote land use development surrounding the Placerville Airport that is compatible with the noise, safety, airspace protection, overflight and other special characteristic policies and maps of the Placerville ALUCP.

Policies:

1. The City shall amend the General Plan as required under Government Code Section 65302.3 so that it is consistent with the ALUCP, incorporating by reference the following from the ALUCP into this Section of the General Plan:
 - “Glossary of Terms,” pages vii to xviii;
 - Chapter 2: Basic Provisions;
 - Chapter 3: ALUC Review Process
 - Chapter 4: Land Use Compatibility Criteria;
 - Chapter 6: PLA-1: Placerville Airport Policies and Compatibility Maps;
 - Chapter 9: Background Data: Placerville Airport and Environs
2. The City shall ensure that land use approvals in the City are consistent with the Placerville Airport Land Use Compatibility Plan through the adoption of an airport overlay zone that references the policies and maps of the ALUCP.

**TABLE II-1
NOISE LEVEL PERFORMANCE STANDARDS
FOR NEW PROJECTS AND DEVELOPMENTS**

Noise created by non-preempted noise sources* associated with new projects or developments shall be controlled so as not to exceed the noise level standards set forth below as measured at any affected residential land use situated in either the incorporated or unincorporated areas. New residential development shall not be allowed where the ambient noise level due to non-preempted noise sources will exceed the noise level standards set forth below.

Category	Cumulative Number of minutes in any one-hour time period	Exterior Noise Level Standards dBA	
		Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
1	30	50	45
2	15	55	50
3	5	60	55
4	1	65	60
5	0	70	65

Each of the noise level standards specified above shall be reduced by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.

*A preempted noise source is one that is regulated by the State or Federal Government at the source such as automobiles, railroads, and airports.

**TABLE II-2
LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS**

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE L _{dn} OR CNEL, dB					
	55	60	65	70	75	80
Residential – Low Density Single Family, Duplex, Mobile Homes	Light Gray	Light Gray	Light Gray	Light Gray	Dark Gray	Black
Residential – Multi-Family	Light Gray	Light Gray	Light Gray	Light Gray	Dark Gray	Black
Transient Lodging - Motels, Hotels	Light Gray	Light Gray	Light Gray	Light Gray	Dark Gray	Black
Schools, Libraries, Churches, Hospitals, Nursing Homes	Light Gray	Light Gray	Light Gray	Light Gray	Dark Gray	Black
Auditoriums, Concert, Halls, Amphitheatres	Light Gray	Light Gray	Light Gray	Light Gray	Dark Gray	Black
Sports Arena, Outdoor Spectator Sports	Light Gray	Light Gray	Light Gray	Light Gray	Dark Gray	Black
Playgrounds, Neighborhood Parks	Light Gray	Light Gray	Light Gray	Light Gray	Dark Gray	Black
Golf Courses, Riding Stables, Water Recreation, Cemeteries	Light Gray	Light Gray	Light Gray	Light Gray	Dark Gray	Black
Office Buildings, Business Commercial and Professional	Light Gray	Light Gray	Light Gray	Light Gray	Dark Gray	Black
Industrial, Manufacturing, Utilities, Agriculture	Light Gray	Light Gray	Light Gray	Light Gray	Dark Gray	Black
Source: California Office of Noise Control						

Interpretation



Normally Acceptable

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.



Conditionally Acceptable

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.



Normally Unacceptable

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



Clearly Unacceptable

New construction or development should generally not be undertaken.

IMPLEMENTATION PROGRAMS

1. The City shall prepare, maintain, and regularly update an Index to Geological Reports which shall include reports prepared for both public and private projects.

Responsibility:

Development Services Department

Time Frame:

Ongoing

2. The City shall maintain an official Geological Map showing basic geology and the location of geological hazards. The Geological Map shall be regularly updated on the bases of geological reports prepared and filed in connection with development projects and water well logs and subsurface information developed in connection with public projects.

Responsibility:

Development Services Department

Time Frame:

Ongoing

3. The City shall inventory all potentially hazardous buildings within the city and adopt a mitigation program, including requirements for strengthening buildings, changing the use of the buildings to an acceptable occupancy level, or demolishing the buildings.

Responsibility:

City Council
Building Department

Time Frame:

FY 90-91

4. The City shall prepare and adopt a uniform system for numbering structures, residences, and businesses.

Responsibility:

City Council
Fire Department

Time Frame:

FY 90-91

5. The City shall prepare and adopt an ordinance requiring that street numbers be legible from the street.

Responsibility:

City Council
Fire District
Police Department

Time Frame:

FY 90-91

6. The City shall amend the Zoning Ordinance to include hillside zoning provisions to relate land use intensity and minimum lot size to the degree of slope and to implement other policies of the General Plan.

Responsibility:

City Council
Development Services Department

Time Frame:

FY 90-91

7. The City shall prepare and adopt a noise ordinance consistent with the policies of this section. Among other things, the ordinance shall limit residential construction noise to specified daylight hours and regulate such nuisances as barking dogs.

Responsibility:

City Council
Development Services Department

Time Frame:

FY 90-91

8. The City shall continue to review and amend, as necessary, fire codes with respect to safety considerations.

Responsibility:

City Council
Fire Department

Time Frame:

Ongoing

9. The Placerville Police Department shall continue to promote neighborhood security programs and provide crime prevention training for neighborhood groups and associations.

Responsibility:

Police Department

Time Frame:

Ongoing

10. The City shall adopt an ordinance requiring businesses manufacturing, storing, using, or transporting significant quantities of hazardous materials to identify annually such materials and their quantities. The City shall maintain current inventory of such materials by location for use by the Fire Department and the Development Services Department.

Responsibility:

City Council
Fire Department

Time Frame:

FY 89-90

11. The City shall adopt an ordinance requiring installation of an approved interior sprinkler system in all new combustible wood frame commercial buildings of 5,00 square feet or more.

Responsibility:

City Council
Fire Department

Time Frame:

FY 89-90

12. To implement Policies 1 and 2 of Goal J the City shall incorporate by reference the "Glossary of Terms," provisions, review process, noise, safety, airspace protection, overflight and other special characteristic compatibility policies and maps contained in the following sections of the *Placerville Airport Land Use Compatibility Plan*, as may be amended from time to time.

- "Glossary of Terms," pages vii to xviii;
- Chapter 1: Introduction;
- Chapter 2: Basic Provisions;
- Chapter 3: ALUC Review Process
- Chapter 4: Land Use Compatibility Criteria;
- Chapter 6: PLA-1: Placerville Airport Policies and Compatibility Maps;
- Chapter 9: Background Data: Placerville Airport and Environs

The City shall also adopt an airport overlay zone that references the policies and maps of the ALUCP.

Responsibility:

City Council
Development Services Department

Time Frame:

Spring 2013

SECTION VII

COMMUNITY DESIGN

Placerville's rich Gold Rush era in its history has had a great influence on the physical layout and character of the city. Because of community design established very early in its history, Placerville has an identifiable community structure with a variety of components.

Community design provides a strong, pleasant "sense of place" and local identity through the harmonious composition of physical elements such as its foothill environment, small-town rural atmosphere, vistas, focal points of interest, landmarks, historic downtown, streetscapes, and many residential neighborhoods each of which has a character of its own.

Placerville has a historical identity as a city incorporated in 1857, occupying the same city hall for over 100 years. Through the 1988 population of Placerville was approximately 8,000, its perceived size measured by its activity is one of over 40,000. Being the county seat of El Dorado County it functions as a hub city. To travelers, it is the gateway to the El Dorado National Forest with its wilderness areas and outdoor recreational opportunities.

In order to create a community environment with harmony among its components, it is necessary for the City to guide the design of the components. The Community Design section illustrates design concepts which are applicable to Placerville's natural and physical identity. The Community Design section expresses these concepts through goals, policies, and implementation measures.

The overall goal of the policies of this section is to preserve and enhance the existing community character and sense of place by developing projects and programs that build upon positive design features. The Community Design section emphasizes the following qualities:

- Physically – the forested, foothill landscape characters
- Socially – the small town, rural atmosphere
- Institutionally – a prospering local and regional business center and county seat
- Historically – heritage with emphasis on the Gold Rush period

Visual Structure of Placerville

There are many influences that contribute to the image of Placerville, such as its social meaning, its function, its history, and even its name. Hangtown, the historical name of Placerville, certainly gives meaning to the historical image of the city. The image of Placerville is thus an overlap of many individual images.

The Community Design section, to a great extent, is concerned with the physical and visual attributes of Placerville. Attributes that say to out-of towners and its citizens, "This is Placerville."

Downtown

The downtown area is one of the most defined districts in the city by virtue of the clarity of its character. Unlike many cities the downtown area of Placerville has definable and visible edges, bounded on the north by Highway 50, on the south by Miner's Ridge, on the east by the Druids Monument and Cedar Ravine, and on the west by Sacramento Street.

The Main Street segment of the downtown has an unusually rich complement of historic buildings. There are many buildings built in the 1850s and 1960s as well as a number of buildings representative of the early 1900s, the 1920s, and the 1930s. In the aggregate, these buildings define the overall character of the downtown area and its historic nature contributes to its aesthetic values as well as providing economic benefit from tourist trade.

Residential Areas

One of Placerville's unique resources is the visual diversity of the city's residential neighborhoods. Contrasted with the grid-type arrangement of most cities and towns, Placerville's residential streets are arranged to conform to ridges and ravines. Lot sizes in residential neighborhoods vary from extremely small lots (often with little or no parking) to large parcels of rural acreage. The variety of architectural styles of Placerville homes is as varied as the winding streets themselves. Placerville's housing mix (predominantly lower and middle income level homes) is made up of styles popular from the Gold Rush era to the present. The character of residential areas continues to change as growth occurs and vacant land is in-filled with residential development.

A problem associated with Placerville's large number of older homes is that there are many pockets of older, deteriorating homes in need of rehabilitation. Often these areas are parallel to the larger thoroughfares: Highway 50, Highway 49, and Pacific Street. Many of Placerville's historic homes were destroyed when Highway 50 was expanded. Many, if not most, of the remaining historic homes are heavily impacted by heavy traffic and noise from Highway 50 and 49.

Another unique aspect of Placerville's residential areas is the interspersal of mixed land use found throughout the city. Areas that are primarily residential contain storage warehouse, light industrial, small commercial and service enterprises. In many cases the non-residential uses predated the development of the neighborhood itself.

Streets

The visual character of Placerville's city streets is richly varied. The diversity of the terrain and the type of land use often determine the nature of the streets, which range from broad thoroughfares to small, single-lane carriage roads.

The rugged, varying shape of the land causes many street design problems:

- Adequate visibility for safety is severely hampered due to narrow winding streets that are overburdened by more traffic than they were designed to carry.
- Many of Placerville's streets are private roads and are in poor condition due to inadequate maintenance.
- Streets laid out before the advent of present day traffic conditions now have on-street parking that is inconvenient and limits visibility.
- Many older streets are often in a state of alteration due to realignment, reconstruction, widening, or repair.

Highway 50

Highway 50 is a State-designated scenic route that serves as a major link between Sacramento and South Lake Tahoe. Many local and out of town travelers use this route for access to wilderness and outdoor recreations areas.

Highway 50 is an important “path” through Placerville, but, unfortunately, it literally severs the city into two halves and impedes pedestrian and vehicular traffic moving north and south. Because of its dominating scale, Highway 50 visually overwhelms the surrounding structures and scars the cityscape with barren cut banks and limited landscaping. Compounding this visual impact on Placerville are three traffic lights, road cuts and fills, signs and poorly designed access ramps and intersections.

Although Highway 50 is Placerville’s most significant view corridor, its maintenance is the responsibility of Caltrans. Fortunately, Caltrans is receptive to local input and has shown a willingness to study problems created by Highway 50 in Placerville.

Placerville Drive

Placerville Drive, by virtue of its geographical location, is a distinctly separate district within the city of Placerville. Its entry/exit points are at each end of its length where it intersects Highway 50. Placerville Drive is dominated by strip commercial uses, and most of the corridor is visually chaotic and unappealing. Only a few isolated portions have any appreciable landscape quality in its foreground views. Otherwise it virtually lacks visual amenities. Because of its negative visual character, Placerville Drive is a major liability in terms of its value as a scenic resource.

However, Placerville Drive offers a bounty of design possibilities which can be incorporated into the planning of its development as a major thoroughfare with curbs, gutters, and sidewalks.

Broadway

Broadway runs in an east-west direction between Mosquito Road and Newtown Road. Its parallel boundaries are the Highway 50 embankment to the north and ridge lines and cut banks to the south. Although Broadway is a single street, it is frequently perceived as two distinct sections (upper and lower) due to its two different uses and identities.

Lower Broadway is a largely highway oriented and linear commercial strip. It is characterized by many fast food restaurants, gas stations, and small cluster shopping centers. The shopping centers generally have unrelieved expanses of blacktop parking that line the street between the store fronts and the thoroughfare. Signage consists largely of pole signs and large plastic signs. The result is a street that is visually cluttered and unappealing due to its lack of integrity and character. However, some newer development, including some fast food restaurants, have been built to higher standards and attractive buildings and landscaping have been introduced. Because of the success and intensity of business on Broadway, congested traffic conditions often result.

Upper Broadway is, as yet, predominantly open, treed land with portions of undisturbed creek. There are scattered commercial enterprises including three motels and a bus station. Other uses are mixed business and professional, residential, and retail. Traffic is free flowing and uncongested.

Architecture

Architecture is the visible and permanent physical face that a town or city puts forward to the world. Architecture can establish a positive image and can have a major effect on establishing the identity of town.

Signage

Commercial signs can have either a positive or a negative influence on their surroundings. Attractive signs encourage people toward an area; whereas uncontrolled signs can repel potential customers because their visual clutter and confusion give a sense of shoddiness and hucksterism. City control of signs allows all business establishments to compete with the same set of rules and prevents large, well-financed corporations from starting an expensive signs “arms race” with local businesses.

Development in the Smith Flat Area

The following are general guidelines for the future development of the Smith Flat area. A specific plan for the area should be based on these general guidelines.

Historic Planned Commercial

The portion of Smith Flat along Smith Flat Road designated for Historic Planned Commercial is intended to have special historic design standards relating to signs, lighting, roads, fencing, and other criteria. It is intended to have a special street/tree theme. Rather than requiring a specified number of trees planted in a row, every “so many” feet, design standards in this area should require that specific tree species (approximately five) are incorporated into the various plans and plantings that go on in the area. The main theme of the Historic Planned Commercial area is to preserve the existing historic uses and structures in the district and to enhance the area through new development. New development shall be rigidly controlled to ensure that it is not in conflict with the area’s historic nature.

Planned Residential Development/Historic

The area north of the Historic Commercial area is designated for Planned Residential/Historic. This area is currently developing as a residential area. Development in this area shall be single family residential controlled to be compatible with the historic district adjoining it.

Bikeway/Park

The railroad right-of way surrounds the historic commercial and residential areas. There is currently (1989) an active project to purchase and develop it into a bike trail. This bike trail should be enhanced and incorporated into the development theme of the area. It possibly could be enlarged with a new park incorporated into it on the western side.

Planned Industrial/Cottage Industry

The existing Cornett Lumber Mill is designated Planned Industrial/Cottage Industry. The lumber mill should be allowed to continue in operation. However, should it ever cease operation, this area should be redeveloped into a Planned Industrial use to allow for uses such as cottage industries, possibly commercial/industrial uses related to the Apple Hill area, and some marketing.

Agricultural/Commercial

The area north of the lumber mill currently has agricultural and farm-related uses. Agricultural uses are encouraged to continue. As adjacent development proceeds, however, there may be pressure for this area to develop with other uses. The Agricultural Commercial designation allows for arts and crafts, antiques, gift shops, food, candy sales, rides (e.g., hay rides, horseback rides, small trains), camping/RV, picnicking, farmer’s market, Christmas trees, fruits, and crops.

Rural Residential

Directly surrounding the entire Smith Flat area is a buffered area of one-to five-acre parcels, developed in a rural residential use. The area to the west of Jaquir is currently being used in an agricultural operation. The area to the east of Jaquir and south of Carson Road is currently rural, basically a lava cap, and undeveloped. This area would lend itself to one to five acre development.

Sphere of Influence

It is proposed that the Sphere of Influence boundary be extended to include the entire General Plan Area, including the rural residential areas. Since there are sewer lines in this area, sewer service could be extended to serve the entire area within the proposed Sphere of Influence.

Adjoining Commercial South of Freeway

To ensure that commercial development south of the freeway does not conflict with uses in the Smith Flat area, design guidelines should be established for their development. These shall be distinct from the Historic Planned Commercial area in Smith Flat, yet allow for compatibility with this area.

Fairgrounds

Future development of the El Dorado County Fairgrounds shall require a specific plan. The Fairgrounds provide one of the biggest and most important open space uses in the Placerville Drive area. Future plans for the development of the area should take this into consideration and whenever possible incorporate park-like uses.

GOALS AND POLICIES

Goal A: To preserve and enhance the overall visual attributes of Placerville.

Policies:

1. The City shall protect and manage Placerville's tree cover for ecological, aesthetic, and economic reasons.
2. The City shall encourage creative site planning for developments in hillside and environmentally sensitive areas to preserve the ridgelines and minimize the need for substantial grading and vegetation removal.
3. The City shall encourage the reclamation of scarred hillsides.
4. The City shall make every effort to protect riparian vegetation. To this end, buildings and improvements will be set back from watercourses.
5. To retain the natural landscape character of Placerville, introduced plants in public and private landscaping should be subordinate to and compatible with existing natural vegetation. The use of native and drought-resistant plants will be encouraged.
6. The City shall maintain and/or enhance the visual character of scenic street and highway corridors.
7. The City shall promote citizen involvement in city beautification.
8. The City shall develop design concepts and implementation plans for enhancing visual image at city entrances.

Goal B: To protect and upgrade the visual and historical character of downtown.

1. The City shall establish standard criteria for streetscape planning, such as street lights, crosswalks, signs, landscaping, benches, trash receptacles, and other street furniture.
2. The City shall promote the enhancement of commercial buildings and properties.

3. The City shall encourage creative uses of historic buildings which will permit their continued use and existence.
4. The City shall encourage downtown property owners and merchants to develop a comprehensive program which will set forth common objectives for the enhancement and revitalization of the downtown area, and develop appropriate implementation measures.
5. The City shall promote design concepts which will contribute to better pedestrian convenience and safety.
6. The City shall encourage the visual improvement of buildings as seen from Highway 50.
7. The City shall study and develop an improvement plan for Hangtown Creek incorporating pedestrian access, aesthetic enjoyment, and public safety.
8. The City shall identify and promote the development of downtown urban spaces, such as the Bell Tower, Quartz Alley, and the Railroad Park.
9. The City shall encourage public art and social events in the downtown area.

Goal C: To protect and enhance to the visual quality and neighborhood integrity of residential areas.

1. The City shall promote and protect residential neighborhoods from incompatible uses.
2. New construction shall be architecturally compatible with the surrounding and/or adjacent neighborhoods. This policy shall be strictly enforced in designated Historic Neighborhoods.
3. In order to preserve, rehabilitate, or recreate historic structures in deteriorating older residential neighborhoods, the City shall encourage alternative uses if the uses are compatible with the adjacent neighborhood and if adequate parking and access are available or can be provided.
4. The City shall encourage the development of alternative major traffic routes away from older established neighborhoods.
5. The City shall promote the use of planned unit residential developments to maximize efficient and creative use of parcels while preserving trees, aesthetic rock outcroppings, scenic views, open space and other natural features.
6. The City shall encourage proper maintenance of homes, buildings, and yards to provide the best possible visual quality in each neighborhood.
7. The City shall pursue beautification programs that preserve and enhance the image of Placerville.
8. The City shall require planting of street trees (in accordance with a master street tree program) in all new residential areas that are substantially void of trees and other vegetation.
9. The City shall encourage efforts to landscape and beautify existing streets.
10. The City shall encourage the preservation of natural vegetation in new residential development and shall seek to preserve and manage Placerville's tree cover to maximize ecological and aesthetic values.

Goal D: To upgrade the visual qualities and functional efficiency of Placerville's local streets.

1. Future road development shall be planned to conform to the topography and to take advantage of views and vistas. The City shall ensure that new street projects are designed to minimize impact on terrain and natural vegetation.
2. The City shall attempt to preserve existing trees within street rights-of way and encourage preservation of all mature trees on private property where visible from the street and where feasible.
3. The City shall promote the installation and maintenance of landscaping in public and private areas appropriate to street type, surrounding architecture, general character of the district, and street beautification programs.
4. The City shall use the city street system as the unifying framework of the community through the use of distinctive street design and landscape treatment.
5. The City shall require landscaping in any street design that adversely impacts the visual character of a neighborhood.

Goal E: To upgrade the visual quality of the Highway 50 corridor and to better integrate the highway into the Placerville's overall community design framework.

1. The City shall encourage Caltrans to continue programs to landscape the Highway 50 right-of-way and interchanges.
2. The City shall encourage Caltrans to more clearly identify intersections through proper signage and symbols.
3. The City shall endeavor to maintain natural land features and vegetation along Highway 50 by promoting high quality construction within the adjacent Highway 50 corridor.
4. The City shall promote the enhancement and visual distinctiveness of Highway 50 entrances to Placerville on the west and east.

Goal F: To promote the visual enhancement of Placerville Drive.

1. The City shall encourage the development of Placerville Drive in conformance with high design standards as a commercial district and discourage strip-commercial development.
2. The City shall prepare a streetscape plan for Placerville Drive which will have as its principal thrust the improvement of its visual qualities.
3. The City shall adopt strict sign control measures to improve the visual character of signs and provide for continuity in style.

Goal G: To promote the visual enhancement of Broadway.

1. The City shall encourage cluster style commercial development along Broadway that strives to meet high design standards. These standards shall include: non-linear building massing and varied appearance; utilization of natural landforms; and distinctive architectural styles enhancing Placerville's character.

2. The City shall encourage clustering of apartment buildings in future development to provide for open green spaces and naturally-forested settings.
3. The City shall encourage the uncovering of the Hangtown Creek in future developments.
4. The City shall develop a streetscape plan for Broadway which shall have as its principal thrust the improvement of Broadway's visual qualities including the perpetuation and establishment of indigenous vegetation.
5. The City shall adopt strict sign control measures to improve the visual character of signs and provide for continuity in style.
6. The City shall study and develop a plan for the improvement of flow and safety of vehicular, pedestrian, and bicycle traffic.
7. The City shall encourage the establishment of foot trails and bicycle paths along Hangtown Creek in the Broadway area.

Goal H: To promote the development of institutional uses that meet high design standards.

1. The City shall promote good design in institutional uses that emphasizes appropriate and aesthetic, architectural, landscape, and streetscape treatment.
2. The City shall promote development in and around the County Government Center that maintains the high architectural standards already established, blends with existing buildings, and preserves the area's outdoor campus-like atmosphere.

Goal I: To promote architectural quality throughout Placerville.

1. The City shall ensure that new development will be a positive addition to the city's environment and not detract from the nature and character of appropriate nearby established development because of architectural style, scale, or location.
2. The City shall encourage all new development to respect distinctive landforms and significant plants and plant groups in its design.
3. The City shall encourage the restoration and reuse of older structures which contribute to Placerville's character and sense of historical and cultural identity.
4. The City shall condition development projects to minimize grading due to building and foundation construction.

Goal J: To promote development of aesthetic and functional signage and reduce visual clutter.

1. The City shall only allow new signs that are appropriate in design and scale, while making adequate provisions for business identification.

IMPLEMENTATION PROGRAMS

1. The City shall prepare and adopt a Master Street Tree Plan establishing a limited pallet for street trees appropriate to various districts in the city. The City shall develop publicity materials to promote the implementation of the Master Street Tree Plan.

Responsibility:

City Council
Development Services Department
Public Works Department

Time Frame:

FY 90-91

2. The City shall develop a beautification and community pride program and designate a committee to involve community service organizations in beautification projects.

Responsibility:

City Council
City Manager
Development Services Department

Time Frame:

FY 89-90

3. The City shall prepare and adopt design guidelines for the downtown area. The design guidelines shall address, among other issues, the following: street lights; crosswalks; signs; landscaping; benches; trash receptacles; and other street furniture.

Responsibility:

City Council
Planning Commission
Development Services Department
Public Works Department

Time Frame:

FY 90-91

4. The City shall develop a guidebook for the physical enhancement of commercial and institutional buildings and properties.

Responsibility:

Development Services Department
Building Department

Time Frame:

FY 90-91

5. The City shall prepare and adopt an improvement plan for Hangtown Creek providing for pedestrian access, aesthetic enhancement, and public safety.

Responsibility:

City Council
Development Services Department
Public Works Department

Time Frame:

FY 91-92

6. The City shall undertake an urban design/landscape study for the Highway 50 corridor that identifies concepts and methods to:

- Define the entries to Placerville
- Improve highway landscaping
- Create visually inviting transitions at freeway exits
- Enhance visual access to Hangtown Creek

Responsibility:

City Council
Development Services Department

Time Frame:

FY 91-92

7. The City shall petition Caltrans to complete landscaping of the Highway 50 right-of-way and interchanges and to implement a plan for signage and symbols clearly identifying intersections along Highway 50 through Placerville.

Responsibility:

City Council
City Manager
Public Works Department

Time Frame:

Ongoing

8. The City shall review and revise as necessary the sign provisions of its Zoning Ordinance. Revised sign provisions shall be consistent with the following principals:

- Signs should relate logically to, rather than obscure or disrupt, design elements of buildings to which they relate.
- Dimensions, subject matter, materials, color, letter styles, legibility, safety, overall effect, and placement in relation to the building should be taken into consideration when signs are reviewed for approval.

- Signs should serve primarily to identify the establishment on the site and should not compete for visual attention.
- A sign should harmonize with its building, neighborhood, and other signs in the area.
- The City should invite artistry and innovation in signs that improve the appearance of the building and the neighborhoods in which they are placed.

Responsibility:

City Council
Development Services Department

Time Frame:

FY 90-91

9. The City shall review and revise as necessary the landscaping requirements for off-street parking in its Zoning Ordinance.

Responsibility:

City Council
Development Services Department

Time Frame:

FY 90-91

10. The City shall prepare and adopt a design plan and guidelines for the Broadway area. The design plan and guidelines shall address, among other issues, the following: maintenance of native vegetation; signage; pedestrian and bicycle access along Hangtown Creek; and grading of hillsides.

Responsibility:

City Council
Development Services Department
Public Works Department

Time Frame:

FY 91-92

11. The City shall prepare and adopt a circulation plan for the Broadway area addressing the improvement and flow and safety of vehicular, pedestrian, and bicycle traffic.

Responsibility:

City Council
Public Works Department

Time Frame:

FY 91-92

12. The City shall review and revise as necessary the aesthetic guidelines of the Historic Design Ordinance.

Responsibility:

City Council
Development Services Department

Time Frame:

FY 91-92

13. The City shall establish an Appearance Review Committee composed of representatives of the public, business, government, and other groups and shall adopt standards and procedures for review of commercial and multi-family projects.

Responsibility:

City Council

Time Frame:

FY 90-91

SECTION VIII

ADMINISTRATION AND IMPLEMENTATION

The effectiveness of the General Plan depends on its keeping pace with changing conditions and needs and its implementation through numerous separate actions consistent with the direction set out in the plan. The overall goal of the policies of this section is to provide for those procedures that will ensure the plan is regularly reviewed and updated and that the policies of the plan are effectively implemented.

GOALS AND POLICIES

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

Policies:

1. The City shall biennially update key data in the General Plan Background Report to assist City officials in their regular decision-making responsibilities and to assist the development community in its decision-making and in its preparation of plans and applications for development projects.
2. The City shall biennially review the General Plan Policy Document and revise it as necessary.
3. The General Plan shall be amended no more than four times per year. Each amendment, however, may include multiple changes to the General Plan.
4. The City shall prepare, adopt, and annually update a five-year Capital Improvement Program. The CIP shall be reviewed for its consistency with the General Plan.
5. The City's Zoning Ordinance and Subdivision Ordinance shall be reviewed and amended as necessary to ensure consistency with the General Plan.
6. The City shall prepare and adopt specific plans for designated areas as deemed necessary and appropriate.

IMPLEMENTATION PROGRAMS

1. The City shall biennially update key data in the General Plan Background Report. The biennial update shall be prepared by the Development Services Department with the cooperation of City department heads in draft form by May 15 each update year in time for use by the City Council in making budget decisions. The draft of the update shall be submitted to the City Council, Planning Commission, City department heads, appropriate board and commissions, and interested outside agencies. Following its review, the update shall be published in final form by August 1. The update shall be made available to City officials and the public. Information in the update may be referenced in Environmental Impact Reports for public and private projects.

Responsibility:

Development Services Department
City Department Heads

Time Frame:

FY 91-92; biennially thereafter

2. The City shall biennially review the General Plan Policy Document, focusing principally on actions undertaken in the previous years to carry out the implementation programs of the Plan. The Planning Commission shall complete its review of the General Plan Policy Document and report its findings to the City Council by September 1 of each update year. The Planning Commission's report shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan.

Responsibility:

Planning Commission

Time Frame:

FY 91-92; biennially thereafter

3. The City shall prepare and annually update a five-year Capital Improvement Program. The Planning Commission shall review the CIP for consistency with the General Plan and report its findings to the City Council. The CP shall be adopted in conjunction with the annual City budget.

Responsibility:

City Council
Planning Commission
City Manager
Development Services Department
City Department Heads

Time Frame:

FY 89-90; ongoing

4. The City shall review and amend, as necessary, the City's Zoning Ordinance and Subdivision Ordinance to ensure consistency with the General Plan.

Responsibility:

City Council
Development Services Department

Time Frame:

FY 89-90

5. The City shall prepare and adopt specific plans for designated areas as deemed necessary and appropriate.

Responsibility:

City Council
Development Services Department

Time Frame:

As needed

6. The City shall prepare and distribute a Developer's Handbook outlining the City of Placerville's permit application and review procedures, describing the City's development policies, standards and guidelines, and suggesting site design and environmental and noise impact mitigation approaches.

Responsibility:

Development Services Department
Public Works Department

Time Frame:

FY 90-91