e. Intensity of use of individual parcels and buildings shall be governed by considerations of: health and safety, impact on adjoining properties due to noise, traffic, night lighting, or other potentially disturbing conditions; and protection of natural land characteristics. Visibility of structures, preservation of natural landform and natural resources, topography, noise exposure, maintenance of rural quality, and compatibility with to the surrounding properties, shall be considered in preparing subdivision designs. Subdivision density, or number of lots, will ultimately be determined by these factors. It is recognized that the maximum number of lots permitted by the land use or zoning' designations may not be realized once these factors are considered.

f. Encourage planned unit developments in limited areas as a means of designing projects which best fit the natural landscape, and where the area and specific site lend themselves to planned unit developments and which meet the intent of the land use designation.

g. Minimize negative impacts of development on the existing agricultural operations (see Placer County Agricultural Element).

h. An important consideration in the design of any land development project should be the conservation of natural drainage channels and swales, and the preservation of existing natural resources. Where development is proposed adjacent to the area's major stream corridors, encourage a design which locates streets and common open space (not backyards or other private yard space) adjacent to riparian areas, to enhance the creek side environment, and to permit pedestrian access to this important resource. Incorporate the use of "Best Management Practices" into the project's design to mitigate the impact of urban runoff on the stream corridors.

i. The rate of development and location of projects shall not exceed the capacity of the community, special districts and utility companies to provide all needed services and facilities in an orderly and economic manner.

j. Accessory uses in residential areas shall be clearly subordinate to the main residence and should be in keeping with the rural residential quality of the community.

k. The maintenance of livestock, particularly horses, is an important component of the rural character of the community. Therefore accessory structures for livestock are appropriate uses in residential areas with a minimum lot size of one acre or more.

l. Actively encourage and support efforts of adjoining jurisdictions to provide compatible land uses that border on the Plan area.

m. Allow for continued increased commercial and residential development only where all public services can be provided in an adequate and timely manner.

n. Site specific floodplain studies by qualified professionals should be required prior to any new development adjoining such areas. The approximate 100-year floodplain designation for Secret Ravine, Miner's Ravine, Morman Ravine, Antelope Creek and its tributaries based on fully developed upstream conditions, shall be revised and modified as additional information becomes available, or as changes occur in the watershed which cause changes in the flow characteristics.

o. Require that where man made bodies of water are part of new land developments, they are maintained pursuant to a defined plan which includes fencing, special shoreline treatment, thorny vegetation, etc.

p. Allow for limited neighborhood commercial areas (including food market, bakery shop, drugstore, barber, etc.), for the convenience of surrounding residents, so as to discourage unnecessarily long vehicle trips to reduce fuel consumption and maintain air quality.

q. Encourage the use of greenbelts or landscaped areas along - roadways as a design feature of any development in order to mitigate noise impacts and screen the project from public thoroughfares.

r. Where appropriate, higher density housing locations should be identified to assist the County in meeting Housing Element goals related to fair share allocations of low income housing. At the same time, consideration must be given to retaining and preserving existing single-family residential neighborhoods.

s. Lots in subdivisions shall be adequate in size and appropriate in shape for the range of primary and accessory uses which are typical for the area without:

(1) creating a feeling of overcrowding and/or infringement on privacy;

(2) creating measurable negative environmental impacts without appropriate mitigation;

(3) creating the need for variances to ordinance requirements such as setbacks, lot size minimums, height maximums, length-to-width ratios, etc.;

(4) violating the goals and policies of this Plan;

(5) creating flag lots less than one net acre, which isolate these lots from the remaining parcels within the subdivision and cause noise and privacy problems for the surrounding neighbors.

t. Buildings shall be of a size and scale conducive to maintaining the rural atmosphere of the Plan area. The architectural scale of non- residential buildings, as differentiated from size, shall be more similar to that of residential buildings than that of monumental buildings. Non-residential buildings shall generally be of small or moderate size and, where groups of buildings are used, connected by plazas, terraces, porches, arcades, canopies or roofs, to provide a pleasant environment as well as safety and shelter to pedestrians.

u. Encourage the development of professional offices and similar low-intensity commercial uses and/or medium-high density residential uses as a buffer between retail commercial areas and adjoining residential developments. Such buffers may not be appropriate around small neighborhood commercial areas.

v. Where commercial/industrial uses interface with low density: residential uses, it shall be expected of the landowner to establish buffering through the use of setbacks, landscaping, berms and structural screening.

w. Maintain strong design review of commercial and industrial areas with strict adherence to the Placer County Design Guidelines and Historic Design Guidelines.

x. Industrial development east of 1-80 is discouraged. On the contrary, development of small clean industrial uses west of 1-80 along the Southern Pacific Railway in designated areas is encouraged.

y. Night lighting visible from the exterior of buildings and the project's boundaries, shall be limited to that necessary for security, safety, and identification. All night lighting shall be low intensity and shielded from the view of passing traffic and adjacent residential areas. Lighting shall not be directed in an upward manner nor beyond the boundaries of the parcel on which the structure is located.

4. Implementation

The Goals and Policies of the Horseshoe Bar/Penryn Community Plan are implemented in several ways and with the use of many different types of planning tools. The land use section identifies various categories of land use (i.e., land use designations) as the first step in implementation of the Plan. The general plan designations are then more specifically defined through the adoption of precise zoning of each parcel in the Plan area. Also included herein is a chart, entitled "General Rules for Interpretation of the Horseshoe Bar/Penryn Community Plan" (Table 6) which indicates the various zone districts which can be used to implement the respective Plan designations. In all cases, the zoning of property must be consistent with the Plan. For this reason, the zoning map has been prepared along with the Community Plan Land Use diagram (Exhibit A).

One special tool of the implementing zoning are "Planned Unit Developments (PUD)." PUDs are land development projects developed as a comprehensive unit, wherein the site development standards (i.e. setbacks, height, lot size, etc.) are established on a case-by-case basis. This affords the greatest flexibility to the developer in designing the project, in exchange for preserving the site's most sensitive natural resources (i.e. wetlands, streams, trees, cultural resources, Folsom Lake watershed, etc.). PUDs also provide developers with an incentive by allowing more lots than otherwise permitted by the base zoning. PUDs typically include common area lots which contain the site's sensitive natural resources and private recreational amenities. Minimum standards for open space and recreational facilities are required in PUDs.

PUDs are encouraged in selected areas, depicted as LUI (Land Use Intensity) on the zoning maps, for the following purposes:

a. Preservation of natural resources/features (e.g., creeks, riparian areas, oak woodlands, scenic vistas, Folsom Lake Watershed protection, etc.);

b. Providing varying lot sizes where adjoining properties provide greater or lesser densities, in an effort to maintain land use compatibility where a need to have a transition zone exists; and to a lesser degree;

c. Increasing the opportunities for both active and passive recreational facilities such as nature trails, golf courses, or neighborhood parks to meet the needs of residents of the project and/or the general public.

The implementing zoning depicts two general locations within the Plan area where PUDs may be constructed, including the Penryn Parkway area, and between - Folsom Lake and Auburn-Folsom Road in the southeast portion of the Plan. PUDs within the Penryn Parkway area will provide a transition between future commercial uses within the Parkway and adjoining rural residential uses.

PUDs in the southeast portion of the Plan area will provide a mechanism where development can be setback outside of the Folsom Lake Watershed and condensed within remaining portions of the project site. This is the most effective mitigation available for ensuring that Folsom Lake continues to provide a high quality of domestic water supply. However, if PUDs are not proposed, the base zoning would prevail which permits development within the watershed but on very large rural lots (i.e. 4.6 acre minimum).

The effectiveness of the Community Plan depends upon the degree to which its goals and policies are implemented. Along with zoning ordinances, several other programs are necessary to implement the Plan. Capital improvement programming to ensure that adequate infrastructure is available at the county and service district level is important, as will be the administration of subdivision - ordinances, building codes, grading ordinances, design guidelines, and code enforcement.

Decisions made by private landowners will have the greatest impact of all on the character of the Plan area. The goals, policies, and implementation measures of this Plan will hopefully help to guide such decisions.

The proposed land use plan has an ultimate population holding capacity of 13,525 people (see Table 5). This will more than accommodate the population projection range of 7,856 - 9,196 persons for the year 2010.

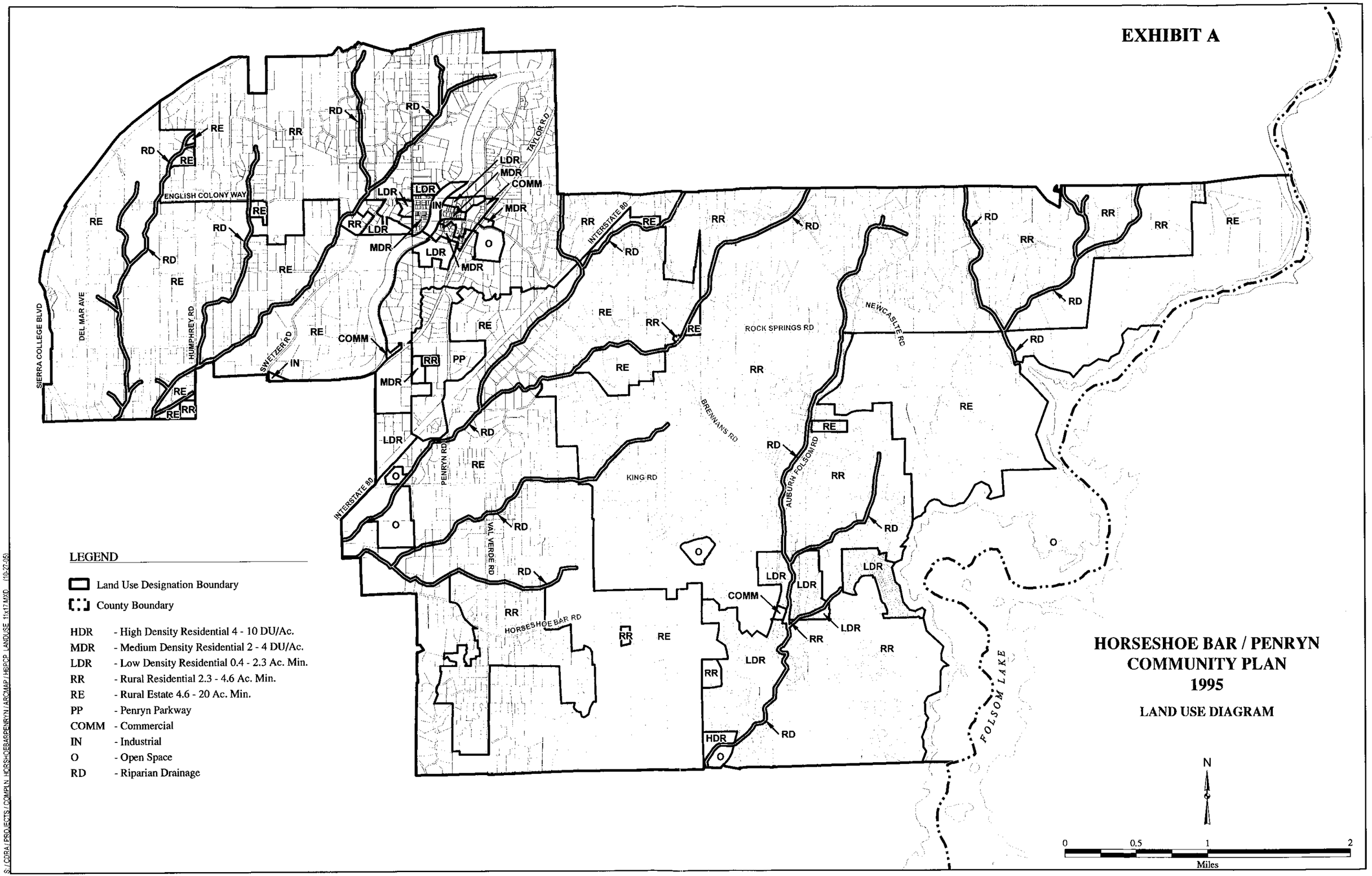
Table 6
General Rules for Determining Zoning Consistency with the Horseshoe Bar/Penryn Community Plan

Community Plan Designation	Zone District Permitted
Commercial	Neighborhood Commercial, General Commercial, Heavy Commercial, Highway Service, Neighborhood Shopping Center, Residential Professional, High Density Multiple Residential, Medium Density Multiple Residential, Open Space
Penryn Parkway	All zone districts subject to "Penryn Parkway Development Policies" (see Page 97)
High Density Residential	High Density Multiple Residential, Medium Density Multiple Residential, Residential Professional, Single Family Residential, and Open Space
Medium Density Residential	Single Family Residential, Residential Professional, Open Space
Low Density Residential	Single Family Residential, Agricultural Residential, Farm, and Open Space
Rural Residential	Single Family Residential, Agricultural Residential, Farm, and Open Space
Rural Estate	Single Family Residential, Agricultural Residential, Farm and Open Space
Riparian Drainage	All zone districts subject to stream setback standards
Open Space	Open Space
Industrial	Industrial, Industrial Park, Limited Industrial, Open Space

Notes: 1. Combining zones such as Design Corridor (-DC), Design Historic (-DH) , Agricultural (-A), minimum building site (-B), Development Reserve (-DR), and Land Use Intensity (-LUI), may be added to any other zone district which is otherwise permitted.

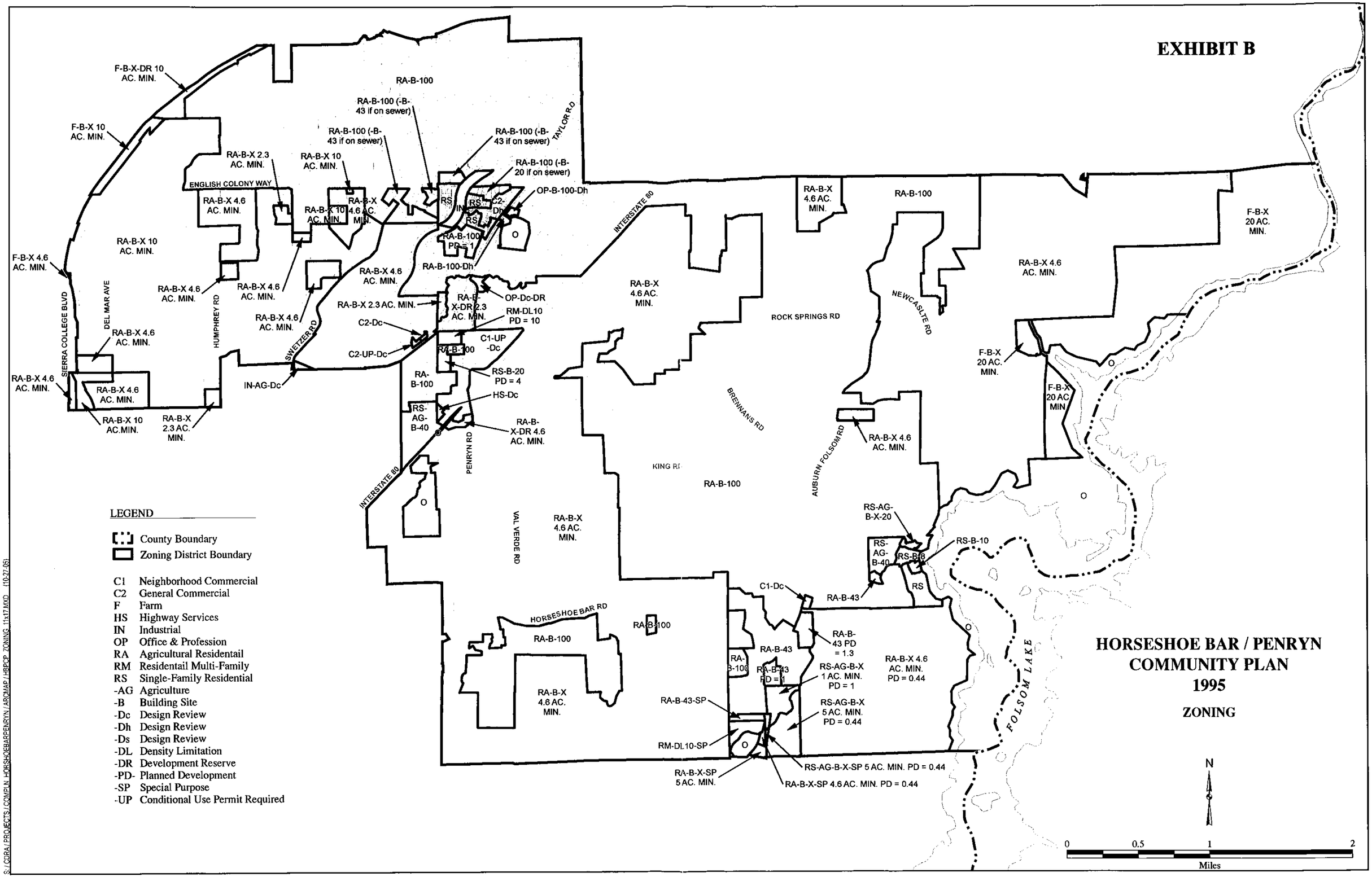
2. Zone districts are consistent with the Community Plan where they are found in this chart and the density does not exceed that permitted in the Community Plan text or land use diagram (expressed as a minimum lot size in some cases). Larger minimum lot sizes than shown on the land use map are consistent with the Plan because they allow for future uses consistent with the Plan.

EXHIBIT A



S:/CORA/PROJECTS/COMPLN_HORSHOEBAR&PENRYN/ARCMAP/HBPCP_LANDUSE_11X17.MXD (10-27-05)

EXHIBIT B



LEGEND

- County Boundary
- Zoning District Boundary

C1	Neighborhood Commercial
C2	General Commercial
F	Farm
HS	Highway Services
IN	Industrial
OP	Office & Profession
RA	Agricultural Residentail
RM	Residentail Multi-Family
RS	Single-Family Residential
-AG	Agriculture
-B	Building Site
-Dc	Design Review
-Dh	Design Review
-Ds	Design Review
-DL	Density Limitation
-DR	Development Reserve
-PD-	Planned Development
-SP	Special Purpose
-UP	Conditional Use Permit Required

S:/CORA/PROJECTS/COMPLN_HORSHOEBARPENRYN/ARCMAP/HBPCP_ZONING_11x17.MXD (10-27-05)

In addition to the measures described in the Implementation chapter of this Plan, the following specific land use implementation measures are incorporated herein.

a. Review development projects for compliance with the goals, policies, and specific discussions contained in the Land Use Element and throughout the Plan.

   Responsible Agency/Department: Land Development Departments
   Time Frame: On-going
   Funding: Permit Fees

b. Review development projects for compliance with the Environmental Review Ordinance and to determine that all feasible mitigation measures have been identified.

   Responsible Agency/Department: Land Development Departments
   Time Frame: On-going
   Funding: Permit Fees

c. Implement the Tree Preservation Ordinance.

   Responsible Agency/Department: Land Development Departments
   Time Frame: On-going
   Funding: Permit Fees

d. Encourage Williamson Act Preserve.

   Responsible Agency/Department: Planning Department/Agricultural Commissioner
   Time Frame: On-going
   Funding: General Fund and by way of tax incentives

e. Prepare educational brochures to be distributed with building permits and development applications relative to tree protection, watercourse and wetland protection, water conservation, wildlife and habitat protection, Fish & Game Code, etc.

   Responsible Agency/Department: Planning Department
   Time Frame: On-going
   Funding: General Fund/Impact Fees

f. New development projects shall be reviewed for consistency with the Community Design Element contained herein, and the Rural Design Guidelines and the County's Design Guidelines available under separate cover at the Planning Department.

   Responsible Agency/Department: Principally Planning Department, but may involve other Land Development Departments
   Time Frame: On-going
   Funding: Permit Fees

g. Utilize recorded easements, final map information sheets, and/or deed restrictions to protect setback buffers from sensitive areas with provisions which prohibit the placement of fill, during or after construction, and provide protection maintenance of vegetation over the long term.

Responsible Agency/Department: Planning Department
Time Frame: On-going as a part of environmental review and project approval
Funding: Permit Fees

h. Utilize the PUD Ordinance on appropriately zoned parcels to protect the most sensitive areas of new land development projects.

Responsible Agency/Department: Planning Department
Time Frame: On-going
Funding: Permit Fees

5. **Land Use Designations**

There are nine (9) different land use designations within the Horseshoe Bar/Penryn Community Plan. The following descriptions provide expanded statements regarding the purpose and intent of these designations as they have been applied to various properties within the Plan area.

a. **Rural Estate (RE)**

This land use designation comprises 7,181 acres, or 43% of the total Plan area. Parcel sizes range from 4.6 - 20 acres depending upon the extent of physical constraints, location, surrounding uses, and the ability to comply with safe health standards for water and sewage disposal.

Physical constraints typical of the Rural Estate, and the subsequent Rural Residential designation, include soils, geology, and hydrologic considerations, and. man-made constraints such as a lack of adequate road infrastructure, public sewers and water systems, and other expected public services. Lot sizes are large enough to ensure that the long-term use of individual sewage disposal systems can be provided while protecting both groundwater and surface water from deterioration, and maintaining minimum public health standards. Large parcel sizes will limit the demand for all types of public services and protect water quality and views from Folsom Lake.

The Rural Estate designation is located in the most physically-restricted portion of the Plan area. The large acreage minimums (4.6 - 20 acres) will ensure that country estates and ranchettes can co-exist in harmony with small agricultural operations. Farming, grazing, and open space uses are expected to continue in the Plan area. At present, approximately 507 acres of Agricultural Preserves (Williamson Act) exist within the AG designation, as well as within other land use designations.

Based on policies previously adopted by the County in the Agricultural Element of the County General Plan, these agricultural properties should not be subject to pressures from the development of adjoining properties as this can lead to the premature conversion of these lands to non- agricultural uses. Of the 507 acres of agricultural preserves in this area, 462 acres or 91% have filed "Notices of Non-renewal" and will be out of the Williamson Act beginning in the year 1994. The others will remain in the Williamson Act for an unknown period of time. Properties pursuing agricultural interests should be encouraged to do so through the promotion of the benefits of the Williamson Act and the County's "Right- to-Farm" Ordinance.

b. **Rural Residential (RR)**

The largest land use designation in the Plan area is Rural Residential and comprises approximately 7,525 acres or 45% of the Plan area. Parcel sizes range from 2.3 to 4.6 acre minimums and is intended to provide for "country living" including hobby farms, animal husbandry, and other rural pursuits.

New development within this land use designation should maintain and promote the rural, agricultural character of the area. Large lot, single-family residential subdivisions should not create a suburban effect.

Where land in this designation has been identified for Planned Unit Developments (PUD) by the implementing zoning, every effort shall be used to design the project to protect existing natural resources. These resources may include native trees and vegetation, stream corridors, wetlands, topography, and of particular concern, the Folsom Lake watershed. Specifically where PUD's are proposed, structures should not be permitted within this watershed to preserve the Lake's water quality and scenic views afforded by this unique resource.

PUDs should not be considered unless they accomplish the goals contained throughout the Plan's text. It must be recognized that the maximum density permitted by the zoning is not likely due to competing goals and policies of the Plan to retain open space, protect natural resources, minimum lot sizes, setbacks, etc. Adherence to the County's Rural Design Guidelines will guide new residential development to be compatible with the surrounding rural areas and native landscaping.

c. **Low Density Residential (LDR)**

The Low Density Residential designation comprises 492 acres or 3% of the Plan area. Parcel sizes range from 0.4 to 2.3 acres and allows for more suburban densities than the previous rural designations.

The majority of the LDR areas are located in the southeast portion of the Plan along Auburn-Folsom Road and overlooking Folsom Lake. Another area is located on the northwest side of 1-80 just south of the Penryn Parkway. The majority of land located within this designation has been subdivided into Planned Unit Developments with "executive" type homes, public water, and sewer facilities.

d. **Medium Density Residential (MDR)**

A small portion of the Plan area is designated for MDR uses, comprising 51 acres or .31% of the Plan area. This designation allows 2 to 4 units per acre, and primarily includes existing small-lot single-family subdivisions.

All MDR designations are located within the Penryn area of the Plan. The MDR areas located on either side of the railroad in downtown Penryn have been developed with several historic houses dating back to the early 1900's. The remaining MDR area is located adjacent to the Penryn Parkway and is presently undeveloped. This may present an opportunity to provide future multi-family affordable housing for the area's residents. This is especially true due to the site's location adjacent to the Penryn Parkway commercial area, and the potential for a Planned Unit Development, per the implementing zoning.

e. **High Density Residential (HDR)**

The HDR designation is provided in only one location within the Plan area. It represents the smallest land use designation and comprises 12 acres, or .07% of the Plan area. This designation is located immediately adjacent to Auburn-Folsom Road at the far southwest portion of the Plan area, and recognizes an existing older mobile home park.

f. **Open Space (OS)**

The Open Space land use designation is intended to limit development activity within certain environmentally sensitive areas and to identify publicly owned land. This includes the bluff-top along Folsom Lake, public parklands, property adjacent to 1-80 and adjacent to Sierra Community College, and certain public agency water reservoirs and sewer ponds. Approximately 494 acres are included in the OS designation or 3% of the Plan area.

The open space designation also identifies the Plan's existing public parks including the Loomis Basin Community Park near the Town of Loomis, and the Griffith Quarry Museum and Park in old town Penryn. Other recreational facilities located on private land or part of public school properties, are indicated on the Recreation Element map contained herein.

g. **Riparian Drainage (RD)**

The primary purpose of the Riparian Drainage (RD) designation is to identify the stream and riparian corridors of the Plan area that need to be preserved. The RD designation comprises approximately 635 acres or 4% of the Plan area.

These areas include Miner's Ravine, Secret Ravine, Morman Ravine, Antelope Creek, and their associated 100-year floodplains. Protecting these waterways from any disturbances will also protect water quality, wildlife, and riparian vegetation for future generations to enjoy and appreciate. Development within these areas is permitted provided the precise zoning district's building setback standard is maintained.

h. **Commercial (COMM)**

Commercial land use designations in the Plan area are concentrated in distinct locations, and comprise 38 acres or .23% of the Plan area. Within the Penryn area, three commercial designations are provided including Penryn Parkway, downtown historic Penryn, and a small area along Taylor Road adjacent to the railway. The Penryn Parkway area is largely undeveloped and has been assigned its own designation as discussed separately in the following section.

The downtown Penryn area recognizes existing commercial and retail service uses that have been in operation for many years. This area serves the local needs of area residents rather than the greater community. The implementing zoning for downtown Penryn will ensure that the historic heritage of this portion of the Plan area is maintained and enhanced.

Within the eastern portion of the Plan, one (1) commercial designation is provided along Auburn Folsom Road, at its intersection with Horseshoe Bar Road. This site recognizes an existing retail store that has served the local residents' needs for several years.

One remaining commercial area is designated within the County-island located southwest of the Plan area that includes Sierra Community College. This site is located along the east side of 1-80 and serves the surrounding community, including the City of Rocklin and freeway travelers. Uses within this location will be more highway-service than neighborhood in orientation.

During the review of all new commercial development, an emphasis will be placed on the design of the project to ensure that the goals and policies contained within the Community Design Chapter are realized. Specifically, projects will be low-scale and more residential in design than institutional to ensure that they remain compatible with the primarily rural residential uses found within the Plan area.

i. **Penryn Parkway (PP)**

The Penryn Parkway is unique to this Plan area as a land use designation. It comprises 166 acres or 1% of the Plan area. The Parkway is meant to provide a mixed-use area, including multiple-family residential, professional office, and commercial uses. It is located adjacent to 1-80 where excellent access and visibility are afforded, as well as necessary IJ public infrastructure, including sewer and water services. The precise zoning allows for Planned Unit Developments which will present opportunities to incorporate creative design standards and relaxed site.

The Community Design Chapter defines the types of uses envisioned for the Parkway and identifies development policies designed to guide new development. The Parkway is largely undeveloped at the time of this Plan's adoption, which presents a unique opportunity to establish a consistent design theme and establish creative development standards. The implementing zoning will provide the mechanism the Parkway will need to reach its development potential for the benefit of the local community, as well as visitors.

j. **Industrial (IND)**

The Plan includes one location of Industrial designation located along the railway in downtown Penryn. This designation comprises 26 acres or .16% of the Plan area. This area is surrounded by Medium Density Residential land uses, including existing established neighborhoods. New industrial development must be designed to provide for a scenic and noise buffer between adjoining residential properties.

C. PUBLIC FACILITIES AND SERVICES

1. Purpose

This section acknowledges the interrelationships between land use planning and the orderly provision of public services by providing a common set of goals and policies for all public service agencies.

2. General Goals and Policies

a. **Goals**

(1) ENSURE THAT PUBLIC SERVICES AND FACILITES ARE AVAILABLE TO SERVE THE NEEDS CREATED BY THE PRESENT AND FUTURE DEVELOPMENT WHICH OCCURS IN THE PLAN AREA (GENERAL COMMUNITY GOAL #18).

(2) MAINTAIN THE MOST FEASIBLE AND ACCEPTABLE BALANCE BETWEEN ADEQUATE PUBLIC SERVICES, COSTS OF PROVIDING THOSE SERVICES AND PROJECTED DEMAND.

(3) AVOID INAPPROPRIATE GROWTH-INDUCING IMPACTS WHICH CAN RESULT FROM PREMATURE PUBLIC SERVICE FACILITY CONSTRUCTION.

(4) MAKE URBJ\N SERVICES AVAILABLE ONLY TO THOSE - LANDS WHICH, UNDER THE LAND USE PLAN, WILL NEED THEM.

(5) ENSURE THAT THE RATE OF DEVELOPMENT SHALL NOT EXCEED THE CAPACITY OF COUNTY, COMMUNITY, SPECIAL DISTRICTS (INCLUDING SCHOOL DISTRICTS), AND UTILITY COMPANIES TO PROVIDE ALL NEEDED PUBLIC SERVICES IN A TIMELY, ORDERLY, AND ECONOMICALLY FEASIBLE MANNER.

(6) REDUCE THE RISK TO LIFE AND PROPERTY OF THE CITIZENS OF THE PLAN AREA FROM FLOOD HAZARDS.

b. **Policies**

(1) Coordinate with City, County, special districts, public works and land use planning staff regarding the timely provision of public facilities and services. Discourage over-development of facilities, services, and systems in advance of demand to ensure that no inequitable financial burden is imposed, and to prevent the commitment of land use through premature public facility construction.

(2) Ensure that adequate services will be available for proposed development before granting approvals.

(3) The County or other public entity should be responsible for operating sewer, water and major drainage services, as opposed to a private landholder.

(4) Minimize the potential loss of life and property that can result from flooding, and recognize the floodplains of area streams as a resource to be managed and protected for the community's benefit.

(5) As new development is proposed, consider adopting mitigation measures to reduce impacts on local services (i.e., schools, parks, fire, police, general government services, etc.).

(6) Ensure that both public and private water supplies are safe and adequate for the intended use.

(7) Ensure that the health and safety of residents are protected from excessive number of mosquitoes.

(8) Require adequate vector control measures by employed where artificially constructed/enhanced waterways exist.

(9) Institutional uses shall be limited to those which provide non-commercial services or facilities for local residents and contribute to the general well-being of the Community.

(10) The intensity of use of an institutional site shall be limited to that which is compatible with adjoining uses and in keeping with the rural character of the Plan area; the institutional use shall not generate excessive noise or traffic.

3. **Sewage Disposal**

a. **Policies**

(1) Assure that sewage disposal facilities physically meet the demands of the developing community's density while also protecting the public health and water quality from adverse effects.

(2) Allow on-site sewage disposal systems in only rural areas where the parcel sizes and population density assure that adverse effects upon health and environmental quality do not occur.

(3) Strongly encourage the extension of public sewers via gravity or pressure sewer systems into areas where existing systems are known to be failing.

(4) Appropriate mitigations shall be identified and implemented as part of project approvals wherever proposed sewage disposal system densities will likely affect the public health and/or groundwater/surface water quality.

b. **Discussion**

Portions of the Horseshoe Bar/Penryn Community Plan are served by two separate public sewer systems as follows:

Placer County Sewer Maintenance District No.3 (SMD #3)

SMD #3's boundaries run basically north of the southern boundary of the Plan, east of Auburn-Folsom Road, west of Folsom Lake and south of Whiskey Bar Road. The district operates a sewage treatment plant on Auburn-Folsom Road at the southern boundary of the Plan and also serves a mobile home park near that location.

Only a portion of the land within the district is currently connected to the sewer system, amounting to 295 connections (Jan. 93) one hundred of which are the mobile home park. Three new subdivisions are under construction (1993) that could add another two hundred connections after homes are constructed.

The SMD #3 wastewater treatment plant discharges treated effluent into Miner's Ravine at the plant site. The plant has the capacity to treat and dispose of the wastewater from the full build out of the properties within the district boundaries. The plant effluent currently meets all discharge requirements imposed on it by the State of California through its discharge permit.

South Placer Municipal Utility District (SPMUD)

SPMUD operates a large sewage collection system that collects wastewater from the City of Rocklin, Town of Loomis and several unincorporated areas of the County. One of those areas is Penryn. The district's boundaries extend from Loomis north along the Taylor and Penryn Road corridor to just north of English Colony Road. In 1990 the commercial and residential areas of Penryn were sewered by a Clean Water Grant. A public sewer system was constructed to serve the community where there was a history of septic failures.

All of the wastewater collected by SPMUD is transported to the Roseville Regional Wastewater Treatment Plant. The plant is currently treating approximately 11 million gallons per day of wastewater and is under enlargement to handle 18 million gallons per day total. Furthermore, the City of Roseville has hired a consultant to evaluate the needs of the plant for the next twenty years. Sufficient capacity should be available in the plant to handle the public sewer needs of the Penryn area.

The capacity of the Penryn Sewer System was designed to accommodate a maximum of 253 dwelling units. This number of units was determined to be the ultimate buildout of the Penryn Assessment District, based on the general plan and zoning in existence at the time of the formation of the assessment district. Several parcels within this district are conditionally zoned to allow greater densities if annexation into the sewer district is approved and sewer service is provided. However, substantial costs may be associated with upgrading the sewer system to accommodate increased densities. This may be in the form of building new pump stations and upgrading and constructing new sewer lines, etc.