APPENDIX D CONSISTENCY WITH COMMUNITY PLAN AND GENERAL PLAN POLICIES

APPENDIX D1 RIOLO VINEYARD SPECIFIC PLAN CONSISTENCY WITH DRY CREEK/WEST PLACER COMMUNITY PLAN

Riolo Vineyard Specific Plan Consistency with Dry Creek/West Placer Community Plan

An EIR must discuss "any inconsistencies between the proposed project and the applicable general plans" CEQA Guidelines, §15125(d). For the proposed project, those applicable plans are the Placer County General Plan and the Dry Creek West Placer Community Plan ("Plans"). The focus of this appendix is the identification of policies in the Plans that apply to the proposed land uses of this particular project. This appendix does not discuss policies that apply to the County itself or policies that apply only to some other type of land use not included in the proposed project. Policies that are not applicable to the proposed project for either reason have not been included in the following discussion.

Although not required under CEQA, this appendix discusses consistencies as well as inconsistencies between the proposed project and the relevant policies of the Plans. If an inconsistency has been identified, the analysis in this EIR focuses on whether that inconsistency may contribute to some direct or reasonably foreseeable indirect environmental impact. An inconsistency between the proposed project and a policy in either of the Plans does not in itself mandate a finding of significance. Rather, like social and economic effects, a planning inconsistency is a factor to be considered in determining the significance of changes in the physical environment caused by the proposed project. Finally, while this EIR analyzes the proposed project's consistency with applicable policies, it is the County Board of Supervisors who will make the ultimate determination in regard to the proposed project's consistency with the Plans.

Policy Number	Goal or Policy Text	Consistency	Analysis
II. Commur	nity Development: Population and Hous	sing	
	de sound and adequate housing to all resion facilities, school facilities and proximity		
1	Policy: Encourage residential development in areas which provide an adequate and accessible transportation network and which reduce commuting distances to areas of employment.	Consistent	The RVSP would construct residences adjacent to roads that provide access to the City of Roseville and the County of Sacramento, which currently have and are continuing to attract a good number of employers. The RVSP proposes development at a diversity of density levels, including medium and high-density residential development adequate to support transit service. The RVSP will also contribute transportation facilities fees and/or construct improvements to regional transportation facilities,
2	Policy: Discourage proposals which are not part of a cohesive transportation network and which do not make possible a diversity of transportation systems.	Consistent	The RVSP is located in an area that has good automobile infrastructure but is currently not served by public transportation. However, the RVSP proposes development at a diversity of density levels, including medium and high-density residential development which are adequate to support the establishment of transit. It is also adjacent to the Placer Vineyards Specific Plan, increasing the likelihood of an established transit system. The RVSP will also contribute transportation facilities

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			fees and/or construct improvements to regional transportation facilities, The RVSP also includes a Class I bike/pedestrian trail along the Dry Creek corridor and equestrian trail, Class II bike lanes, and sidewalks.
3	Policy: Residential areas should be located where a full range of services and facilities can be provided most efficiently and economically.	Consistent	The proposed Plan Area is situated in an unincorporated part of Placer County, which is currently undeveloped. Most existing facilities are currently available in nearby City of Roseville, which is 2½ miles west of the Plan Area. However, the non-floodplain portion of the Plan Area is designated under the Community Plan for residential and commercial use. A church, school facilities and a regional park site are located immediately adjacent to the Plan Area. The RVSP includes the development of a commercial center at the intersection of Walerga Road and PFE Road to provide services to project residents and the surrounding area. In addition, the proposed Placer Vineyards Specific Plan, located immediately to the west of the Plan Area, would construct other public facilities including a regional library, and aquatics center and other public services.
	de housing to meet future needs anticipate nticipate nticipated within the plan area while ensuri		
1	Policy: Encourage innovative development techniques to assure a wide diversification of housing types.	Consistent	The RVSP would provide a diversity of housing densities, ranging from Agricultural-10 parcels (10-acre minimum) and rural residential lots (2 acre minimum), to high-density residential units, which would have about 19 dwelling units per acre.
2	Policy: Limit high- and medium-density residential development to areas which have available public services and are compatible with surrounding land uses.	Consistent	The proposed Plan Area is situated in an unincorporated part of Placer County, which is currently undeveloped. However, public services are available to the Plan Area, and development of the RVSP will contribute funding to offset project-related demand. A church, school facilities and a regional park are located immediately adjacent to the Plan Area, which proposes a commercial site to provide efficient and economical services. Most existing services and facilities are currently available in nearby City of Roseville, which is 2½ miles west of the Plan Area, but the development of the proposed Placer Vineyards Specific Plan immediately to the west of the site would offer a wide range of services. The Plan Area's residential development would be compatible with surrounding land uses.

Policy Number	Goal or Policy Text	Consistency	Analysis
Goal: Provi	de safe, innovative and energy efficient re	sidential develop	oments.
2	Policy: Encourage developments which create a sense of community by fostering human interaction through subdivision design, pathways, interconnecting trail systems, in-tract recreation opportunities, etc.	Consistent	The RVSP will implement the Community Plan vision of a corridor trail along Dry Creek within the Plan Area, along with multiple trails throughout the Plan Area connecting residential uses, on-site park areas and the Dry Creek Regional Park site to the Dry Creek trail.
4	Policy: The design of future residential developments should emphasize character, quality, livability and the provision of all necessary services and facilities to insure their permanent attractiveness.	Consistent	The RVSP has incorporated policies to provide a well-designed, high-quality residential development that would include a planned infrastructure system with all public facilities and services necessary to meet the needs of development within the Plan Area. The RVSP is accompanied by Development Standards and Design Guidelines to assure that development in the Plan Area will remain aesthetically pleasing and in harmony with community character.
5	Policy: Encourage neighborhood design which fosters pedestrian, bicycle and equestrian traffic while still providing for safe automotive circulation.	Consistent	The RVSP contains a hierarchical network of multiple-use pathways for pedestrian, bicycle, and equestrian uses. It would also provide an internal road network throughout the Plan Area for automobile use. The RVSP roadway network incorporates appropriate design and traffic calming features to reduce the potential for pedestrian/vehicle conflicts.
II. Commun	ity Development: Land Use		,
	otect existing rural-residential areas locate ocated within the plan area, City of Rosevi		
Goal: To pr	eserve outstanding visual features, natura	l resources, and	l landmarks.
	ovide adequate, convenient shopping area portation corridors connect the plan area to		ercial needs of residents and others where
Goal: To lo	cate noise sensitive land uses within areas	of acceptable r	noise levels.
	otect the lives and property of the current am flood hazards.	and future citize	ns of the plan area from unacceptable risk
Goal: To er	ncourage compatibility between neighborin	g land uses.	
	sure adequate allocation of land use desig p meet the needs of existing and future res		ic facilities (i.e., schools, parks) at a level
1	Policy: Encourage both private and public ownership and maintenance of open spaces.	Consistent	The RVSP plans for both public and private ownership and maintenance of open spaces. The RVSP provides for six 10-acre minimum Agricultural-10 parcels to provide opportunities for continuing historical agricultural use and stewardship within the Plan Area. Public parks and designated open space and the Dry Creek Trail within the RVSP would be dedicated to the County. A RVSP policy is to encourage that parks be maintained through a Landscape and Lighting Maintenance District or other public or private funding mechanisms acceptable to Placer County.

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2	Policy: Maintain large agricultural areas and require development to provide adequate buffer zones between agricultural uses and other uses, as described in the Placer County General Plan.	Consistent with Community Plan Amendment	The RVSP would reserve 29.8 acres, or 5.7 percent of the proposed Plan Area, for agricultural use. In addition, the RVSP provides for six 10-acre minimum Agricultural-10 parcels to provide opportunities for continuing historical agricultural use and stewardship within the Plan Area. The site plan would also include physical buffers (e.g., open space, recreational parks, and large rural residential lots) to separate agricultural parcels from residential areas. In addition, the RVSP incorporates management practice restrictions applicable to the Agricultural-10 parcels to minimize the potential for conflicts between agricultural and residential uses. Proposed Community Plan Amendment: The County shall require new nonagricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses except as it may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval. Additionally, where buffers do not meet County requirements, the Draft EIR identifies mitigation that would provide for adequate buffers. With implementation of this mitigation measure, the RVSP would be consistent with this policy. Proposed Mitigation Measure 4-5a: Design project elements to buffer the project from adjacent agricultural uses.
3	Policy: The retention of important open space features is critical to the future quality of life in the Plan Area.	Consistent	About 123.9 acres, or 23.6 percent of the proposed Plan Area, has been reserved for open space by the RVSP, in excess of the County requirements of 12 acres (5 acres of open space per 1,000 population).

4

Policy Number	Goal or Policy Text	Consistency	Analysis
4	Policy: To subject new developments with potential for adverse fiscal and other impacts on the delivery of essential public services to an "impact analysis" so as to avoid unreasonable financial burdens on the community and other affected local governmental agencies to ensure the continued availability of essential public services.	Consistent	This Draft EIR provides an analysis of the proposed project's impact on essential public services, including the provision of potable water, wastewater, schools, and other services. As the proposed project would result in an increase in population that would use these services, the Draft EIR discusses mitigation measures that would avoid unreasonable financial burdens to the community and public service providers. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 14-1a: Pay connection fees and construct 16-inch and 24-inch-diameter transmission line extensions to the Plan Area in accordance with PCWA and Cal-Am standards. Proposed Mitigation Measure 14-3a: Upsize existing CFD pump station pumps and ancillary equipment. Proposed Mitigation Measure 14-3b: Do not allow sewage conveyance connection from Placer Vineyard to common force main. Proposed Mitigation Measure 14-4c: Install an emergency generator and fuel storage with adequate spill containment for extended operation. Proposed Mitigation Measure 14-12a: Pay statutory school impact fees. Proposed Mitigation Measure 14-13a: Fund additional fire protection staff to maintain required staffing ratios. Proposed funding for additional law enforcement personnel and equipment to serve the Plan Area.
5	Policy: Encourage the use of greenbelts or landscaped areas along roadways as a design feature of any development in order to mitigate noise impacts and provide valuable open space.	Consistent	The RVSP proposes 20.3 acres of major roads, which would include landscaped corridors along its internal and external road network and dispersed throughout the Plan Area. The landscaped setbacks along major roadways (PFE Road, Watt Avenue, and Walerga Road) reduce noise impacts and provide aesthetic value.
7	Policy: The design of future residential developments should emphasize character, quality, livability, and the provision of all necessary services and facilities, to ensure their permanent attractiveness.	Consistent	The RVSP contains policies to provide a well-designed, high-quality residential development that would include a planned infrastructure system with all public facilities and services necessary to meet the needs of development within the Plan Area.
8	Policy: Residential areas should be located where a full range of services and facilities can be provided most	Consistent	The proposed Plan Area is situated in an unincorporated part of Placer County, which is currently undeveloped. However, the non-floodplain portion of the Plan Area

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	efficiently and economically.		is designated under the Community Plan for residential and commercial use. A church, school facilities and a regional park site are located immediately adjacent to the Plan Area. A commercial site would provide efficient and economical services within the Plan Area at the intersection of Walerga and PFE Roads, but the development of the Placer Vineyards Specific Plan to the west of the site would provide a wider variety of services. Most existing services and facilities are currently available in nearby City of Roseville, which is 2½ miles west of the Plan Area.
9	Policy: 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 trips by automobile to reduce fuel consumption and maintain high air quality.	Consistent	The RVSP includes a 7.5-acre parcel designated for commercial use. The Plan's residential communities would be linked to this commercial site by pedestrian paths and bicycle trails to encourage non-motorized trips.
11	Policy: Public service designations (i.e., firehouses, schools, and parks) on the plan are not intended to identify specific properties, but rather a need for such facility in the general area. Areas designated for public service facilities will assume the designation of the surrounding land use district, if at the time of development the responsible public entity does not offer to acquire that area or the County does not require dedication of land for the public facility.	Consistent	Public-service uses on the proposed Plan Area include the existing Union Cemetery, sewer pump stations, electric substation, parks, and open space. The RVSP provides for the expansion of the cemetery through the dedication of an additional 2.9 acres of land, more than doubling the cemetery area. The land dedicated for the cemetery, pump station, and electric substation would be designated for public/quasi-public use under the RVSP. Except for the electric substation, these facilities would be dedicated to the County. The substation site would be offered to SMUD for acquisition.
12	Policy: Where appropriate, higher-density housing (i.e., Sabre City) should be provided in sufficient quantity to meet Housing Element goals while retaining and preserving existing single-family residential neighborhoods.	Consistent	The RVSP would provide affordable housing in the high- and medium-density residential units in order to meet Placer County's 10% affordable housing requirement. The balance of the Plan's dwelling units would consist of single-family residences.
13	Policy: Insure that the recommendations of the Housing Element are reflected in the Land Use Plan.	Consistent	The RVSP complies with the Housing Element's goals and policies regarding housing diversity, affordable housing considerations, and compatibility with adjacent land uses.
14	Policy: Consider land use alternatives separately from land ownership and land tenure.	Consistent	The RVSP was shaped by provisions in the Dry Creek/West Placer Community Plan; the natural land features of the Plan Area, particularly Dry Creek; and the provision of residential dwelling units. The Draft EIR analyses a series of alternatives to the proposed RVSP.

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15	Policy: Encourage logical expansion of the area by developing in-fill areas and those lands lying closest to existing developed areas before extending into outlying areas. On a Countywide basis, encourage in-fill of lands in cities and areas of the unincorporated portions of the County designated for urban uses before allowing the premature conversion of open space and agricultural lands.	Consistent	The RVSP is proposed for an undeveloped part of Placer County, which currently exists as open space and agricultural lands. However, the nonfloodplain portion of the Plan Area is designated under the Community Plan for residential and commercial use since 1990. In addition, the RVSP is located immediately west of approved development (Silver Creek and the Dry Creek park) and south of existing development (Doyle Ranch). The proposed Placer Vineyards Specific Plan area lies immediately to the north and west of the Plan Area. Existing residential development in the Antelope community of Sacramento County lies to south of the Plan Area. For this reason, development of the Plan Area would not result in a premature conversion of open space and agricultural lands to urban uses.
21	Policy: Discourage public services from expanding into areas with significant value as rural open space.	Consistent	The only public services proposed within the areas designated as open space include infrastructure to support water, wastewater, and recycled water requirements. No other public services are proposed in open space or agricultural land except parks and trails.
24	Policy: Continue work in defining existing and potential flood problem areas.	Consistent	The project would be located in an area that includes part of Dry Creek and its adjacent floodplain area. This Draft EIR has examined the area's current environmental setting and analyzed the proposed project's impact on the Dry Creek area and its associated habitats. As described in the Draft EIR, development under the RVSP will have a less than significant impact on the hydrology of Dry Creek, including impacts from increased risk of flooding at off-site locations.
25	Policy: Continue to implement zoning policies which minimize potential loss of property and threat to human life caused by flooding and prohibit the creation of new building sites within the floodplain.	Consistent with Community Plan Amendment	The County has adopted and implemented zoning policies to minimize risks to human life and property damage associated with flooding. The RVSP proposes minor encroachments within the existing defined floodplain (as described in the Draft EIR); structures in such areas would be constructed on fill and raised above the 100-year flood elevation. Volumetric compensation for this fill would be provided through excavation within the floodplain, resulting in no significant net increase in flood risk associated with post-development conditions. However, the plan does propose the creation of new building sites within the existing floodplain. A Community Plan

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26	Policy: Encourage development	Consistent	amendment is proposed to allow for the consideration of the development of new building sites within the existing floodplain when considered in the context of a specific plan. Proposed Community Plan Amendment: Continue to implement zoning policies which minimize potential loss of property and threat to human life caused by flooding and prohibit the creation of new building sites within the floodplain. Through the adoption of a Specific Plan, the County may approve alteration of the existing 100-year floodplain, based upon a demonstration that such alteration will not result in a significant increase in flood risk under post-development conditions.
26	Policy: Encourage development activities in areas of least environmental sensitivity, and similarly, restrict from development activities those lands which are environmentally sensitive.	Consistent	The RVSP plans to develop in the southern portion of the Plan Area, which are uplands and less environmentally sensitive than the Dry Creek floodplain and riparian corridor. The Dry Creek corridor and associated tributaries and wetlands would be preserved within designated open spaces areas by the RVSP.
29	Policy: Review proposed developments for their potential adverse affect on air and water quality.	Consistent	This Draft EIR provides an analysis of the proposed project's impact on air and water quality. As the proposed project would introduce construction and operational activities that would have impacts on air and water quality, the Draft EIR identifies mitigation measures to reduce the proposed project's impact on air and water quality in the Plan Area to the extent feasible.
30	Policy: Encourage application of measures to mitigate erosion and water pollution from earth-disturbing activities such as grading and road construction.	Consistent	This Draft EIR provides analysis of construction-related activities and operations that would occur during the proposed project's implementation. It identifies mitigation measures to reduce the proposed project's impacts that would cause erosion and water pollution in the Plan Area. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-5a: Provide 100-foot buffer around Dry Creek during construction. Proposed Mitigation Measure 12-1a: Submit Improvement Plans. Proposed Mitigation Measure 12-1b: Comply with the County Grading Ordinance. Proposed Mitigation Measure 12-3a: Identify stockpiling and vehicle staging

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			areas on Improvement Plans. Proposed Mitigation Measure 12-3b: Comply with NPDES requirements for construction. Proposed Mitigation Measure 12-3c: Comply with NPDES Phase II requirements. Proposed Mitigation Measure 13-2a: Prepare and submit project-specific drainage report. Proposed Mitigation Measure 13-2b: Evaluate downstream offsite drainage facilities. Proposed Mitigation Measure 13-2c: Submit one-time Dry Creek watershed drainage improvement fee. Proposed Mitigation Measure 13-2d: Submit annual Dry Creek watershed drainage improvement fee. Proposed Mitigation Measure 13-4b: Prepare site-specific BMP plan. Proposed Mitigation Measure 13-4c: Maintain BMPs. Proposed Mitigation Measure 13-4e Design and construct LID measures that comply with performance measures. Proposed Mitigation Measure 13-5f: Prohibit grading activities within post-project floodplain.
34	Policy: Allow for phased development of the Plan Area as services become available.	Consistent	The RVSP contains a phasing plan. Infrastructure improvements would be planned so that they either precede or are concurrent with the construction of residential, commercial, and recreational facilities.
35	Policy: Recognize that numerous properties within the Plan Area are in the Williamson Act.	Consistent	The RVSP has acknowledged that one parcel in the Plan Area (Frisvold) is under a Williamson Act contract, for which a Notice of Non-Renewal was filed in 2006, and a request to cancel the contract was filed on September 11, 2007. Development of this parcel prior to the expiration of the Williamson Act contract would require approval of this request for contract cancellation by the Board of Supervisors.
41	Policy: The approximate 100-year floodplain designation for Dry Creek and its tributaries shall be revised and modified as additional information becomes available, or as changes occur in the Dry Creek watershed which should cause changes in the flow characteristics. The modifications shall also lead to changes in zoning so that the 100-year floodplain continues to lie	Consistent	This Draft EIR provides an analysis of the proposed project's impact on Dry Creek and its floodplain. While the RVSP proposes minor encroachments within the existing defined floodplain (as described in the Draft EIR), structures in such areas would be constructed on fill and raised above the 100-year flood elevation. Volumetric compensation for this fill would be provided through excavation within the

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	within the Open Space/Greenbelt land use designation.		floodplain, resulting in no significant net increase in flood risk associated with post-development conditions The RVSP's land use plan retains the Open Space use designation for Dry Creek. In addition, most of the proposed floodplain area would have open space, park, agricultural, and rural-residential land use designations. As the proposed project would introduce changes in the floodplain area, this Draft EIR identifies mitigation measures that intend to reduce the proposed project's impact on Dry Creek and the floodplain. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 13-5b: Delineate post-project floodplain boundary. Proposed Mitigation Measure 13-5c: Provide in-kind compensatory storage. Proposed Mitigation Measure 13-5d: Prepare and submit conditional letter of map revision. Proposed Mitigation Measure 13-5e: Submit Letter of Map Revision.
42	Policy: Require residential developers to provide frontage trees, on a per lot basis, with the goal of providing canopy coverage of a neighborhood's roads.	Consistent	The RVSP has a policy that each home would have at least one 15-gallon size tree from Placer County's approved tree list and proposes frontage trees within landscape easements along major roads.
43	Policy: To allow for continued increased commercial and residential development only where all public services can be provided in an adequate and timely manner.	Consistent	The RVSP contains a phasing plan. Infrastructure improvements are planned so that they either precede or are concurrent with the construction of residential, commercial, and recreational facilities.
44	Policy: 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.	Consistent	This Draft EIR provides an analysis of the proposed project's impact on public services, including the provision of dry utilities, fire protection, law enforcement, library, and other community services. As the proposed project would result in an increase in population that would use these services, the Draft EIR examines projected demand, current capacity, and identifies mitigation measures that intend to reduce the proposed project's impact on these services to the maximum extent feasible. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 14-1a: Pay connection fees and construct 16-inch and 24-inch-diameter transmission line

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			extensions to the Plan Area in accordance with PCWA and Cal-Am standards. Proposed Mitigation Measure 14-1b: Issue building permits only when sufficient treated water supply exists. Proposed Mitigation Measure 14-3a: Upsize existing CFD pump station pumps
			and ancillary equipment. Proposed Mitigation Measure 14-3b: Do not allow sewage conveyance connection from Placer Vineyards to common force main. Proposed Mitigation Measure 14-4c: Install an emergency generator and fuel storage with adequate spill containment for extended operation. Proposed Mitigation Measure 14-13a: Fund additional fire protection staff to maintain required staffing ratios. Proposed Mitigation Measure 14-14a: Provide funding for additional law enforcement personnel and equipment to serve the Plan Area.
Description of Low Density Residential (LDR) Land Use District, Item (c), page 39	number of new dwelling units in the Plan area and, consequently, the greatest	Consistent with Community Plan Amendment	The Applicant proposes a total of 597 residential units consisting of low-, medium-, and high-density development as well as rural and agricultural residences. The number of units per acre for low-, medium-, and high-density parcels would range from 1 to 5, 5 to 10, and 10 to 23, respectively. The LDR designation applicable to the site under the Dry Creek/West Place Community Plan permits a range of development densities from one to two units per acre (one-half to 1-acre minimum lot size). However, the Community Plan recognizes that the Dry Creek floodplain is wide, thereby rendering sizable areas within the Specific Plan unsuitable for development. As a tool to protect the Dry Creek floodplain from development, the Community Plan permits residential density to be transferred from the floodplain area and used on adjoining lands, thus allowing for a significant increase in density on lands outside the floodplain. This is referred to as a density transfer. The Community Plan provides that minimum lot sizes in the LDR-designated area shall not be less than 12,000 to 15,000 square feet, with approval of a Planned Unit Development (PUD), and allows up to 20 percent of the lots to be a minimum of 10,000 square feet in area. It is estimated that the density transfer and minimum lot size standards of the Community Plan operate

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	address a wide range of issues relative to development. Much of the property in this DR area is encumbered with California Land Conservation Act (Williamson Act) contracts which guarantee that the land will stay in agricultural use for a period of years. The landowners have filed "notices of non-renewal" meaning that the property will not be so encumbered after 1998. (In some cases land in this area will be out of the Williamson Act as early as 1992.) Also, the floodplain of Dry Creek in this area is exceptionally broad thus rendering a significant amount of land unsuitable for homes but, possibly useful for parks, golf courses, open space, or other recreational uses. The only cemetery in the Plan area also lies within this "DR" area. A need exists to expand this use and such an expansion should be included in any design for the area. As a tool to ensure the preservation of the floodplain and associated, woodlands, density can be permitted to be transferred off of the floodplain and used on adjoining lands. In this area the result could be a significant increase in density on the lands which are found to be suitable for development. And finally, the land remains in relatively large parcels thus increasing the opportunity for cooperative planning for the ultimate and most appropriate use of the land. The Specific Plan process can address the issues of timing of development, provision of infrastructure, preservation and appropriate use of the floodplains, and placement of permitted density within the area. With a specific plan, this area should be considered as a whole and permit the relocation of commercial uses to the best possible location and still be considered compatible with the Community Plan. Also, minimum lot sizes in PUDs within the LDR district should not be less than 12-15,000 sq. ft. A small percentage of lots, up to a maximum of 20%, in any PUD in this district may be as small as 10,000 sq. ft.		to permit 650 residential units within the LDR-designated area. A Community Plan amendment is proposed to allow for the consideration of the required minimum lot area when considered in the context of a specific plan. Proposed Community Plan Amendment: The LDR district allows for the greatest number of new dwelling units in the Plan area and, consequently, the greatest change to the existing rural environment. Approximately 1,128 acres or 12% of the Plan area is encompassed by this land use district. It allows for a range of densities from 1-2 dwelling units per acre or approximately 1/2-1 acre lot sizes and can accommodate in excess of 2,000 homes. It is less than 10% built-out at present. The LDR district is found in two separate areas. Much of the land south of Dry Creek and north of the Sacramento County line is included in this district as is an area between Roseville City limits and East Drive in the north-eastern portion of the Plan area. In the area adjoining Roseville, this district will provide a lower density transition area between the higher densities in Roseville, lower densities to the west, and commercial uses along Baseline Road. To the south of Dry Creek and west of Walerga Road a large area (330± acres) included in the LDR district also has a "Development Reserve" (DR) designation attached to it. For several reasons it is believed that this "DR" area should be planned as a distinct unit and therefore subject to approval by the County of a "Specific Plan" which would address a wide range of issues relative to development. Much of the property in this DR area is encumbered with California Land Conservation Act (Williamson Act) contracts which guarantee that the land will stay in agricultural use for a period of years. The landowners have filed "notices of non-renewal" meaning that the property will not be so encumbered after 1998. (In some cases land in this area will be out of the Williamson Act as early as 1992.) Also, the floodplain of Dry Creek in this area is exceptionally broad thus r

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			expansion should be included in any design for the area. As a tool to ensure the preservation of the floodplain and associated, woodlands, density can be permitted to be transferred off of the floodplain and used on adjoining lands. In this area the result could be a significant increase in density on the lands which are found to be suitable for development. And finally, the land remains in relatively large parcels thus increasing the opportunity for cooperative planning for the ultimate and most appropriate use of the land. The Specific Plan process can address the issues of timing of development, provision of infrastructure, preservation and appropriate use of the floodplains, and placement of permitted density within the area. With a specific plan, this area should be considered as a whole and permit the relocation of commercial uses to the best possible location and still be considered compatible with the Community Plan. Also, minimum lot sizes in PUDs within the LDR district should not be less than 12-15,000 sq. ft. A small percentage of lots, up to a maximum of 20%, in any PUD in this district may be as small as 10,000 sq. ft. Smaller lot sizes may be permitted within an adopted Specific Plan.	
II. Commun	nity Development: Community Design			
1	Goal: This plan strives to preserve the na of the area as much as possible, while als development in the surrounding areas.		s, natural vegetation, and natural resources he deleterious effects of intense	
2	Goal: It is a goal of the plan to encourage characteristics when judged against the gdesign and landscape guidelines.			
3	Goal: The plan encourages the development of commercial project designs that contain elements which complement the more rural character of the area, i.e., low building silhouette, large setbacks, extensive landscaping and a pedestrian orientation.			
5	Goal: It is a goal to maintain the heavily vegetated corridors that exist along circulation routes to preserve their rural nature and their value as natural noise buffers.			
6	Goal: It is a goal to create residential development, which allows the following elements: Human interaction, bicycle and pedestrian circulation, and appropriate relationship to existing development in the area, and the creation of a neighborhood identity and/or focus (i.e., parks, schools, natural open space areas, creek sites of historical or archaeological significance, etc.).			
8	Goal: A major goal of the plan is to utilize existing and new neighborhoods to be cre roadways, trails, interpretive areas, visibil	eated in the area		

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1	Policy: Wherever possible, natural features should be retained as buffers between different, potentially incompatible uses. Where natural features are not available, landscaped buffer yards shall be provided to minimize the adverse effects of higher intensity uses upon lower intensity uses.	Consistent	Natural open space and agricultural uses would be retained as buffers between Dry Creek and residential uses. Tree plantings along the northern edge of proposed residential areas, as well as a substantial area of existing vineyards, would serve as a visual buffer between creekside recreational uses and the residential areas.
3	Policy: Preservation of natural features, noise exposure, road access, and relationship to the surrounding properties shall be considered in preparing subdivision designs. Subdivision density, or total number of lots, will ultimately be determined by these factors. The development of the maximum number of lots permitted by the zoning will not be possible in most cases due to these and other design considerations required by this Plan.	Consistent	The RVSP was designed to respect the area's natural features, including Dry Creek and its floodplain; minimize noise for residents; and provide road access to and from the Plan Area. The RSVP is compatible with existing and planned surrounding low-density residential and community land uses. The proposed land-use plan was designed for compatibility with the Community Plan's zoning uses in adjacent properties.
4	Policy: Lots in subdivisions shall be of adequate size and appropriate shape for the range of primary and accessory uses which are designated for the area without: a) creating a feeling of overcrowding; b) creating measurable negative environmental impacts; c) creating the need for variances to ordinance requirements such as setbacks, lot size, height, length-to-width ratios, etc.; d) violating the goals and policies of this Plan; e) violating the intent of the Plan to create a type of living environment different from that found in the surrounding Antelope and Roseville areas.	Consistent	The residential lots in the RVSP are primarily low- and medium-density and would be built adjacent to open space areas, parks, agricultural parcels, and large-lot rural residences and agricultural residences. This site design would avoid a feeling of overcrowding. The RVSP is accompanied by Design Guidelines and Development Standards, which by governing development within the Plan Area would eliminate the need for variances to ordinance requirements and would advance the Dry Creek/West Placer Community Plan's goals and policies. See also proposed Community Plan Amendment to Description of Low Density Residential (LDR) Land Use District, Item (c), page 39, above.
5	Policy: Where a development permit/ approval is sought adjacent to an agricultural operation/land use category, protection of agricultural operations shall be provided by the establishment of a manmade or retention of a natural buffer between the agricultural land use and the proposed use. This buffer shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.	Consistent	The RVSP's site plan includes physical buffers, in the form of open space, recreational parks, landscape corridors, rural residential lots, and roadways to separate agricultural parcels from residential areas.
6	Policy: Commercial and residential structures should be designed with the intent to encourage human interaction, and to be compatible with the surrounding environment, versus designs which solely accommodate automobile usage.	Consistent	The RVSP proposes uses that would encourage interaction among residents and other community members, including a network of multiple-use trails that would link residential communities and allow residents to access the commercial site, parks, open-space areas, and the Dry Creek trail.

Policy Number	Goal or Policy Text	Consistency	Analysis
9	Policy: Night lighting, visible from the exterior of buildings shall be limited to that necessary for security, safety, and identification.	Consistent	With proposed Mitigation Measure 8-4b regarding lighting and glare, lighting would be limited to the lowest level consistent with security and safety. With implementation of this mitigation measure, the proposed project would be consistent with this policy.
10	Policy: Projects within the Plan Area will comply with: the Placer County Landscape Guidelines, the Placer County Design Guidelines, and the specific design guidelines contained in the Plan. Where more specific and/or more stringent guidelines are found herein, these shall apply.	Consistent	Proposed Mitigation Measure 8-4a: Implement proposed light and glare mitigation measures. The RVSP will be accompanied by Design Guidelines and Development Standards that will be reviewed and approved by the County.
11	Policy: Landscaping shall be used to reduce the visual impact of all structures, including solid fences. Natural vegetation should dominate where possible. Where existing vegetation is inadequate the use of native plant materials is encouraged. Landscaping materials provide an informal character and smooth transition between buildings, parking lots adjoining roadways and open areas.	Consistent	Under Applicant-proposed measures, visual impacts along the project's roadside borders would be mitigated by landscaping and mounding within landscaped setbacks to reduce the visual impacts of both residences and community walls. With implementation of the following mitigation measure, the proposed project would be consistent with this policy. Proposed Mitigation Measure 8-2b: Implement construction of Dry Creek Trail, other trails, and vineyards.
12	Policy: Large, bulky and unscreened structures shall be discouraged, particularly if they are visible from the road.	Consistent	Development within the Plan Area will be consistent with the RVSP, the Development Standards and Design Guidelines, which define acceptable floor area, building height and setback requirements within the Plan Area. These standards further provide for landscaping to provide visual enhancement and screening of structures. Compliance with these standards will achieve consistency with this policy directive.
13	Policy: The use of natural materials (i.e., wood siding, brick, block, and field stone) is required. Primary exterior colors shall blend with the surrounding natural landscape. The use of "earth tones" or natural finishes which blend with the natural background is encouraged.	Consistent	The RVSP's Design Guidelines allows the use of cement plaster stucco, file, cement, and fiber siding, providing for a tasteful and contemporary character to the community, which is consistent with the intent of this policy. The Design Guidelines state the preference for earth tone colors. The RVSP further provides for landscaping to soften the appearance of structures in relation to the natural landscape.
14	Where possible preserve native trees and support the use of native drought tolerant plant materials in all revegetation/landscaping projects.	Consistent	With Mitigation Measures 8-1c, 8-2a and 8-2c, native species and compatible, drought-resistant non-native species would be used to the maximum extent feasible to replace lost trees in the long term. The Dry Creek/West Placer Community Plan Community Design Element contains

Policy Number	Goal or Policy Text	Consistency	Analysis
			illustrative figures of "entries and streetscapes that should be incorporated into project design within the Plan Area." These include typical residential project entry configurations, and typical residential street cross-sections. The Applicant-proposed project design is generally consistent with these figures. Proposed Mitigation Measure 8-1c: Replace/plant native oaks within roadway rights-of-way and at gateway features. Proposed Mitigation Measure 8-2a: Implement open space preservation, tree replacement, site landscaping, and project design measures. Proposed Mitigation Measure 8-2c: Implement Mitigation Measure 8-1c (Replace/ plant native oaks within roadway rights-of-way and at gateway feature)
15	Policy: In place of sound wall construction, require, wherever possible, the use of greater setbacks to provide a scenic corridor for all parcels fronting on all the major circulation routes (2, 4, or 6 lanes of traffic). Long expanses of sound walls are not consistent with the desired character of the Plan Area and the use of open space setbacks and landscaping instead, will be a major difference between this area and surrounding areas to the north and south.	Consistent	Community walls are proposed for the perimeter of some of the future residential parcels. These walls are not intended for noise attenuation. The Applicant will construct masonry walls where needed for noise attenuation. For about 80% of the modeled parcels walls are not necessary in terms of noise reduction relative to the thresholds of significance. For about 20% of the modeled parcels, masonry walls would serve to reduce exterior noise levels below the Ldn impact criteria, and could be considered sound walls. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 11-2a: Construct masonry walls of 6 feet elevation above pad. Proposed Mitigation Measure 11-2b: Conduct noise analyses and measurements according to County standards and requirements. The Applicant will submit a tentative map for the Riolo Vineyard Specific Plan for the County to review and approve. The locations of noise attenuation features will be shown on the tentative map. Changes to this tentative map and submissions of tentative maps by other landholders in the specific plan area may require additional noise analysis to be completed according to County's standards and requirements, as to be determined by County staff. The Applicant would be required to implement a setback and/or submit a sound barrier design that has been reviewed and approved by a noise consultant to attenuate potential noise

Policy Number	Goal or Policy Text	Consistency	Analysis	
			impacts along PFE Road at the property line of the sensitive receptors. The noise consultants' analysis and subsequent report of the proposed mitigation shall meet the requirements of Table 9-2 of the Placer County Noise Element and shall be submitted to the County for review and approval. If noise can not be adequately attenuated at the property line, per the General Plan, additional conditions could be implemented upon approval by the County. Such conditions could include implementing feasible mitigation to reduce noise impacts, property owner notification, etc.	
16	Policy: Require the dedication of sufficient road right-of-way as outlined in the Circulation Element and as needed to provide all roadside amenities required herein.	Consistent	The RVSP proposes adequate rights-of- way for roads both within the Plan Area as well as on the major streets along its perimeter.	
17	Policy: Require the construction of bicycle, pedestrian, and equestrian trails as provided in this Plan and use the policies of the Placer County Bikeways Master Plan in determining routes and trail type for areas not depicted on the Plan Trails map but still required to satisfy the policies of this Plan.	Consistent	The RVSP would provide a 24-mile-long network of public pedestrian, hiking, biking, and equestrian trails to provide users with passage through and between residential communities, open-space areas, and the regional Dry Creek trail.	
18	Policy: Utility lines shall be installed underground to ensure minimum disruption to the environment and as little disturbance as possible to vegetation, particularly in scenic corridors.	Consistent	All utility lines proposed for the RVSP (water, sewer, electric, gas and telephone) will be installed underground. Supply to the planned SMUD electrical substation will be provided via a connection to the existing overhead lines along PFE Road. Distribution from the substation is planned to be via underground lines.	
19	Policy: Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them and use them as a focal point of neighborhood design.	Consistent	Architectural resources inventories of the Plan Area were conducted and the survey results documented. Based on the results of these efforts, it was determined that no structures of historic or architectural significance are located within the RSVP area.	
20	Policy: Where residential development is proposed adjacent to Dry Creek, design it in such a way as to place streets and open space, not backyards, next to the riparian areas in order to enhance the creek side and neighborhood environments as well as providing a sense of ownership and to permit public access to this important resource.	Consistent	The RVSP preserves the Dry Creek riparian corridor and dedicates open space to provide a buffer between Dry Creek and proposed development. The project design is intended to maximize public frontage along the open space corridor. Additionally, it includes subsidiary trails from the residences that would connect people to the regional Dry Creek trail.	
II. Commun	ity Development: Public Services			
1	Goal: Public service and facilities must be available to serve the needs created by the present and			

17

Policy Number	Goal or Policy Text	Consistency	Analysis	
	future development which occurs in the p			
2	Goal: Maintain the most feasible and acceptable balance between adequate public services, costs of providing those services and projected demand.			
5	Goal: Insure that the rate of developmen special districts (including school districts services in a timely, orderly, and econom), and utility con	npanies to provide all needed public	
1	Policy: Coordination of city, County, and district public works planning and land use planning are essential. A major problem is to design major water, sewer and road extensions, intended to serve urban areas, in such a way that they do not also serve intervening non-urban areas, and thereby encourage their urbanization.	Consistent	Coordination among the City of Roseville, Sacramento County, water and wastewater providers, and Placer County planning and public works staff has been ongoing. The RVSP would extend water and sewer from immediately adjacent parcels, except for an option to extend a water pipeline from Duffy Lane along PFE Road to the site. No roadway extensions are proposed. As indicated in the Draft EIR, the infrastructure improvements associated with the RVSP would not result in significant growth-inducing effects.	
3	Policy: Discourage overdevelopment of facilities, services, and systems in advance of demand to insure that no inequitable financial burden is imposed and to prevent the commitment of land use through premature public facility construction.	Consistent	The RVSP would provide infrastructure and public services to the residents within the Plan Area. Oversizing is not contemplated except to the extent that the County may require to the coordination of water and/or sewer service with the proposed Placer Vineyards project, located to the west of the Plan Area. Equitable cost-sharing would be ensured by the County.	
4	Policy: Ensure that adequate services will be available for proposed development before granting approvals.	Consistent	The RVSP contains a phasing plan. Infrastructure improvements are planned so that they either precede or are concurrent with the construction of residential, commercial, and recreational facilities.	
5	Policy: The County or other public entity should be responsible to operate sewer, water and major drainage services, not a developer or private landholder.	Consistent	The City of Roseville would provide wastewater treatment service to the proposed project area. Water service to the project, both domestic potable and raw water, would be provided by Placer County Water Agency as the water wholesaler, with retail service provided by California American Water Company. Recycled water would be provided by Placer County through an agreement with the City of Roseville or some other public entity, such as a JPA, to serve as the recycled water wholesaler. Maintenance of major stormwater facilities would be provided by the County.	

Policy Number	Goal or Policy Text	Consistency	Analysis
6	Policy: Ensure, through cost-benefit studies, that new development does not place undue burdens upon existing public services.	Consistent	This Draft EIR provides analyses of the proposed project's impact on certain existing public services, including the provision of schools, library, parks, and other services, based upon a fiscal impact analysis prepared by the County for the project. As the proposed project would result in an increase in population that would use these services, the Draft EIR discusses mitigation measures that would avoid unreasonable financial burdens to meet the new residents' needs. Through the evaluation of the utility systems via master plan development, sufficient supply is available for domestic water, wastewater, recycled water electricity and natural gas. Costs associated with extending service to the Plan Area will be off-set by the project and adjoining existing projects and/or planned projects in the vicinity.
7	Policy: Consider mitigation measures from new development to reduce impacts on local services, i.e., schools, parks, etc.	Consistent	This Draft EIR provides analyses of the proposed project's impact on local services, including the provision of schools, library, parks, and other services. As the proposed project would result in an increase in population that would use these services, the Draft EIR identifies mitigation measures to reduce the proposed project's impact on local services. With implementation of the following mitigation measures, the RVSP would be consistent with this policy. Proposed Mitigation Measure 14-13a: Fund additional fire protection staff to maintain required staffing ratios. Proposed Mitigation Measure 14-14a: Provide funding for additional law
			enforcement personnel and equipment to serve the Plan Area. Proposed Mitigation Measure 14-14b: Implement Crime Prevention through Environmental Design in cooperation with the Placer County Sheriff's Department. Recommended Mitigation Measure 14-17a: Dedicate parklands for program-level parcels in accordance with County requirements.
	Goal – Sewage Disposal: To provide disparea's proposed density of residential, coprotects the public from any adverse water	mmercial, indus	
1	Policy: Require all new commercial, industrial, institutional, and residential subdivisions to install and connect to a public sewer system.	Consistent	Development within the Plan Area would be connected to the City of Roseville's Dry Creek Wastewater Treatment Plant.

Policy Number	Goal or Policy Text	Consistency	Analysis
4	Policy: Adopt and implement a financial plan that will construct the wastewater collection, treatment, and disposal facilities needed to serve the Dry Creek/West Placer area.	Consistent	A combination of public and private financing is proposed to pay for the construction of wastewater services, to include development impact fees, a community facilities district, and developer funding.
Goal – Wate the plan are	er Supply: To provide a source of treated a including agriculture.	and untreated s	urface water for all future development in
1	Policy: Require that a new surface water source for domestic use be developed along with the first new residential development in the Plan Area and ensure that all future commercial, industrial, residential, or public use provide for the extension of such a system.	Consistent	Water service to the project, both domestic potable and raw water, would be provided with existing water sources by Placer County Water Agency as the water wholesaler, with retail service provided by California American Water Company.
4	Policy: To encourage water conservation wherever possible.	Consistent	The RVSP would promote using recycled water for irrigation of landscaped corridors and parks and requiring the installation of water-saving devices in homes and commercial buildings such as low-flow plumbing fixtures. The Plan's other water-conservation strategies would include the use of native and drought-tolerant plants on landscape corridors, entrances, and street medians and the use of drip and low-flow irrigation systems.
1	Goal – Flood Control: Protect the lives ar area from unacceptable impacts from deventersheds in the plan area.		
2	Goal – Flood Control: Recognize the Dry maintained for the public's benefit.	Creek floodpla	in as a public resource to be managed and
1	Policy: Continue to work closely with the U.S. Army Corps of Engineers, the Resource Conservation District, and the Placer County Flood Control District, in defining existing and potential flood problem areas.	Consistent	The Preliminary Drainage Master Plan was prepared in accordance with Placer County Flood Control District's requirements.
2	Policy: Evaluate potential flood hazards in an area prior to approval of any future development by requiring submittal of accurate topographic information and depiction of the 100-year floodplain boundaries.	Consistent	To support the proposed project, the Applicant has prepared a Preliminary Drainage Master Plan that evaluated potential flood hazards before and after development. The 100-year floodplain limits are delineated on preliminary grading and site plans that have been submitted to the County.
4	Policy: Maintain natural conditions within the 100-year floodplain of all streams except where work is required to maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, Department of Fish and Game regulations and Clean Water Act	Consistent with Community Plan Amendment	The RVSP would include some development and fill within the existing floodplain such that the floodplain boundary would be altered. A Conditional Letter of Map Revision and Letter of Map Revision would be obtained from FEMA to establish the post-project floodplain. The post-project floodplain would be kept as open space. An amendment to the

Policy Number	Goal or Policy Text	Consistency	Analysis
	provisions administered by the U.S. Army Corps of Engineers, or when facilities for the treatment of urban runoff can be located in the floodplain providing that there is no destruction of riparian vegetation.		Community Plan is proposed to define the 100-year floodplain as the post-project 100-year floodplain. Proposed Community Plan Amendment: Maintain natural conditions within the 100-year floodplain of all streams except where work is required to maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, Department of Fish and Game regulations and Clean Water Act provisions administered by the U.S. Army Corps of Engineers, or when facilities for the treatment of urban run-off can be located in the floodplain providing that there is no destruction of riparian vegetation. Through the adoption of a Specific Plan, the County may approve alteration of the existing 100-year floodplain, based upon a demonstration that such alteration will not result in a significant increase in flood risk under post-development conditions.
5	Policy: Designate the 100-year floodplain of Dry Creek, including the major tributaries as open space, and provide for some compatible use of these areas in order to encourage their preservation.	Consistent with Community Plan Amendment	The RVSP would include some development and fill within the existing floodplain such that the floodplain boundary would be altered. A Conditional Letter of Map Revision and Letter of Map Revision would be obtained from FEMA to establish the post-project floodplain. The post-project floodplain and the Southern Tributary on the site would be kept as open space. An amendment to the Community Plan is proposed to define the 100-year floodplain as the post-project 100-year floodplain. Proposed Community Plan Amendment: Designate the 100-year floodplain of Dry Creek, including the major tributaries as open space, and provide for some compatible use of these areas in order to encourage their preservation. Through the adoption of a Specific Plan, the County may approve alteration of the existing 100-year floodplain, based upon a demonstration that such alteration will not result in a significant increase in flood risk under post-development conditions.
9	Policy: Provide storm drains which can collect water for appropriate conveyance to Dry Creek for developing areas with a higher density than Rural-Residential.	Consistent	The RVSP would include storm drains to collect and convey treated stormwater runoff to Dry Creek.

Policy Number	Goal or Policy Text	Consistency	Analysis
11	Policy: Require a water quality analysis for all projects which have a density in excess of one unit per acre and/or have the potential of contaminating surface waters or the aquifer.	Consistent	This Draft EIR provides analyses of the proposed project's impact on the Plan Area's water quality, which have been determined to be less than significant.
12	Policy: Require a feasibility analysis of improving the water quality of urban runoff for all commercial and industrial projects and those residential projects with densities of 1 d.u./acre or greater before run-off enters the Dry Creek watercourse. Said analysis shall consider all feasible mitigation measures including, but not limited to, artificial wetlands, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, or other effective means, where appropriate.	Consistent	This Draft EIR provides analyses of the proposed project's impact on the Plan Area's water quality and urban run-off. The analysis includes mitigation measures that reduce the proposed project's impact on the quality urban run-off. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-5a: Provide 100-foot buffer around Dry Creek during construction. Proposed Mitigation Measure 12-1a: Submit Improvement Plans. Proposed Mitigation Measure 12-1b: Comply with the County Grading Ordinance. Proposed Mitigation Measure 12-3b: Comply with NPDES requirements for construction. Proposed Mitigation Measure 12-3c: Comply with NPDES Phase II requirements. Proposed Mitigation Measure 12-3d: Prepare and implement stormwater pollution prevention plan for construction. Proposed Mitigation Measure 13-2a: Prepare and submit project-specific drainage report. Proposed Mitigation Measure 13-2b: Evaluate downstream offsite drainage facilities. Proposed Mitigation Measure 13-2c: Submit one-time Dry Creek watershed drainage improvement fee. Proposed Mitigation Measure 13-2d: Submit annual Dry Creek watershed drainage improvement fee. Proposed Mitigation Measure 13-4b: Prepare site-specific BMP plan. Proposed Mitigation Measure 13-4c: Maintain BMPs. Proposed Mitigation Measure 13-4c: Maintain BMPs. Proposed Mitigation Measure 13-5b: Delineate post-project floodplain boundary. Proposed Mitigation Measure 13-5c: Provide in-kind compensatory storage. Proposed Mitigation Measure 13-5f: Prohibit grading activities within post-project floodplain.

Policy Number	Goal or Policy Text	Consistency	Analysis
13	Policy: Require the allocation of land, when necessary, for all projects which have significant impacts on the quantity and quality of surface water runoff, for the purpose of detaining post project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.	Consistent	This Draft EIR provides analyses of the proposed project's impact on water quality and provides mitigation measures to include Best Management Practices to reduce impacts to water quality to the maximum extent practicable. With implementation of the following mitigation measures, the proposed project would be consistent with this policy.
			Proposed Mitigation Measure 12-3b: Comply with NPDES requirements for construction. Proposed Mitigation Measure 12-3c: Comply with NPDES Phase II requirements.
			Proposed Mitigation Measure 13-2a: Prepare and submit project-specific drainage report.
			Proposed Mitigation Measure 13-2b: Evaluate downstream offsite drainage facilities.
			Proposed Mitigation Measure 13-4b: Prepare site-specific BMP plan.
			Proposed Mitigation Measure 13-4c: Maintain BMPs.
			Proposed Mitigation Measure 13-4e Design and construct LID measures that comply with performance measures. Proposed Mitigation Measure 13-5c: Provide in-kind compensatory storage.
14	Policy: Identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County	Consistent	This Draft EIR provides analyses of the proposed project's impact on the Plan Area's storm sewers and pollutant loads in urban storm water runoff. Placer County's Division of Environmental Health has been consulted on mitigation measures during the environmental review process.
	Division of Environmental Health, Placer County Department of Public Works, etc).		With implementation of the following mitigation measures, the proposed project would be consistent with this policy.
			Proposed Mitigation Measure 12-1a: Submit Improvement Plans.
			Proposed Mitigation Measure 12-1b: Comply with the County Grading Ordinance.
			Proposed Mitigation Measure 12-3b: Comply with NPDES requirements for construction.
			Proposed Mitigation Measure 12-3c: Comply with NPDES Phase II requirements.
			Proposed Mitigation Measure 12-3d: Prepare and implement stormwater pollution prevention plan for construction. Proposed Mitigation Measure 13-2a:

Policy Number	Goal or Policy Text	Consistency	Analysis
1101111001	Council of a constant		Prepare and submit project-specific
			drainage report. Proposed Mitigation Measure 13-2b: Evaluate downstream offsite drainage facilities.
			Proposed Mitigation Measure 13-2c: Submit one-time Dry Creek watershed drainage improvement fee.
			Proposed Mitigation Measure 13-2d: Submit annual Dry Creek watershed drainage improvement fee.
			Proposed Mitigation Measure 13-4b: Prepare site-specific BMP plan.
			Proposed Mitigation Measure 13-4c: Maintain BMPs.
			Proposed Mitigation Measure 13-4e Design and construct LID measures that comply with performance measures.
			Proposed Mitigation Measure 13-5b: Delineate post-project floodplain boundary.
			Proposed Mitigation Measure 13-5c: Provide in-kind compensatory storage.
II. Commun	ity Development: Parks and Recreation	n	
1	Goal: To provide a variety of park and re and future residents of the Dry Creek are:		s adequate to meet the needs of present
2	Goal: To designate, protect, and conserve resources can add to the variety of recreations.		sources of the area especially where such vailable in the area.
3	Goal: To maintain some flexibility in the or recreation activities.	development of	park areas to allow for changing trends in
4	Goal: To establish a public agency or dis the maintenance, operation, protection ar		County service area) to generate funds for of park and recreation facilities.
5	Goal: To create a functional recreation a	nd transportatio	n trail system.
1	Policy: To provide future park facilities in accordance with park standards and location guidelines as set forth in this plan.	Consistent	The RVSP would provide park facilities and/or in lieu fees that meet or exceed Placer County's per capita and location standards.
2	Policy: To locate parks near public facilities such as schools, community halls, libraries, or open space areas and encourage joint use agreements whenever possible.	Consistent	The proposed project would not locate parks next to open space parcels within the Specific Plan Area, but instead proposes that the parks would be located adjacent to the Agricultural-10 lots or in close proximity to the residential uses. No schools, community halls or libraries are proposed within the Plan Area. Parks within the Specific Plan Area would be dedicated to the County and could be subject to any joint use agreements that the County may negotiate in the future.

Policy Number	Goal or Policy Text	Consistency	Analysis
3	Policy: To form a County Service Area which has the ability to receive dedications or grants of land or funds, plus the ability to charge a fee for maintenance, acquisition and development of parks, open space, riding, hiking, and bicycle trails.	Consistent	The proposed project would establish a County Service Area for the Specific Plan Area or join an existing CSA as a source of funding for the maintenance of drainage facilities, parks, landscaped corridors, open space, and trails.
6	Policy: To require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities.	Consistent	The RVSP would dedicate 10.0 acres, or 1.9 percent of the proposed Specific Plan Area, for parks, or contribute fees in lieu of dedication. The RVSP will satisfy County and Quimby Act requirements for park land and open space dedication.
7	Policy: To create an assessment district, Mello Roos, or other type of district to generate funds for the acquisition of parkland as development occurs in the Plan Area.	Consistent	The RVSP would provide for the dedication of park land within the Specific Plan Area, or the contribution of fees in lieu of dedication.
9	Policy: To encourage compatible recreational use of riparian areas along streams and creeks in the same area where feasible.	Consistent	The RVSP proposes open space and agricultural uses adjacent to the creek's riparian areas. Additionally, it includes subsidiary trails from project residential areas that would connect people to the regional Dry Creek trail.
10	Policy: To coordinate the development of trails (equestrian, pedestrian and bicycle) and other recreational facilities with other public agencies, such as the Sacramento County and City of Roseville Parks Departments.	Consistent	The RVSP would construct a portion of the Dry Creek Regional trail that traverses the Plan Area and proposes subsidiary trails from the residences that would connect people to the regional Dry Creek trail.
12	Policy: To require the development of a regional trail system which provides an alternative mode of transportation. This trail system should be designed to provide access to separated trails without requiring that travel to the trail be done by automobile or by pedestrians traveling adjacent to motor vehicles which may be traveling at speeds in excess of 25 mph.	Consistent	The RVSP implements this policy by providing for improvement of the regional Dry Creek corridor trail through the Specific Plan Area. The RVSP further proposes subsidiary trails from the residences that would connect people to the regional Dry Creek trail. These trails would be reserved for pedestrian, bicycle, and equestrian use.
13	Policy: To incorporate the policies of the Placer County Bikeways Master Plan into project analysis of trail selection and construction.	Consistent	The RVSP contains a hierarchical network of multiple-use pathways which can be used by bicyclists. The RVSP is consistent with the Placer County Bikeways Master Plan.
II. Commun	nity Development: Noise		
1	Noise Goal: To protect the health, safety by providing a livable environment free from		the Dry Creek-West Placer area residents bise.
2	Noise Goal: Locate noise-sensitive land uses within areas of acceptable community noise equivalent levels (CNEL).		
3	Noise Goal: Correlate noise concerns with community design, land use, circulation and open space.		

Policy Number	Goal or Policy Text	Consistency	Analysis
1	Policy: Encourage the use of green belts or natural areas along roadways as a design feature of any development in order to mitigate noise impacts.	Consistent	The roads outlining the proposed project's perimeter are lined with landscaped corridors. A significant portion of the proposed project's interior roadway is adjacent to landscaped corridors, open space, parks, and agricultural parcels.
2	Policy: Continue a program of monitoring noise sources to assure conformance with noise standards adopted in the Placer County Noise Element.	Consistent	The Division of Environmental Health has reviewed the noise analysis for conformance with noise standards adopted in the Placer County Noise Element. The following proposed mitigation measures provide for analysis of noise impacts as tentative maps are submitted in the future. Mitigation Measures 11-2b and 11-3b: Conduct noise analyses and measurements according to County standards and requirements.
3	Policy: Avoid the interface of noise-producing and noise-sensitive land uses.	Consistent	There are no industrial sources of noise in proximity to the Plan Area and there are no identified impacts to the riparian corridor. Stationary sources within the Plan Area are subject to mitigation. With implementation of the following mitigation measures, the RVSP would be consistent with this policy. Proposed Mitigation Measure 11-1a: Develop and implement a construction noise abatement program. Proposed Mitigation Measures 11-2a and 11-3a: Construct masonry walls of 6 feet elevation above pad.
4	Policy: Require implementation of noise abatement techniques within new projects where warranted.	Consistent	With implementation of the following noise attenuation measures, the RVSP would be consistent with this policy. Proposed Mitigation Measure 11-1a: Develop and implement a construction noise abatement program. Proposed Mitigation Measures 11-2a and 11-3a: Construct masonry walls of 6 feet elevation above pad. Proposed Mitigation Measures 11-2b and 11-3b: Conduct noise analyses and measurements according to County standards and requirements. Proposed Mitigation Measure 11-4a: Design shielding of stationary noise sources to prohibit a day-night noise level Ldn above 50 dBA.
5	Policy: Require traffic noise mitigation for Low-Density Residential land uses located along major arterials.	Consistent	The project will implement feasible noise attenuation measures, including sound walls, landscaping and setbacks, as necessary.
6	Policy: Require project-specific noise studies for most commercial, office, public, institutional and residential projects.	Consistent	A project-specific noise study was conducted for the RVSP, and the results are included in the Draft EIR.

Policy Number	Goal or Policy Text	Consistency	Analysis
8	Policy: Where noise levels have a potential to be in excess of normally acceptable CNEL levels, landscaped setbacks should be considered versus sound walls for noise mitigation.	Consistent	Noise analysis is based on parcel layout, topography, and Applicant-proposed masonry walls where required for noise attenuation. With implementation of the following proposed mitigation measures, the proposed project would be consistent with this policy: Proposed Mitigation Measures 11-2b and 11-3b: Conduct noise analyses and measurements according to County standards and requirements.
			As part of these mitigation measures, all landowners would be required to implement a setback and/or submit a sound barrier design that has been reviewed and approved by a noise consultant to attenuate potential noise impacts along PFE Road at the property line of the sensitive receptors. The noise consultants' analysis and subsequent report of the proposed mitigation shall meet the requirements of Table 9-2 of the Placer County Noise Element and shall be submitted to the County for review and approval. If noise can not be adequately attenuated at the property line, per the General Plan, additional conditions could be implemented upon approval by the County. Such conditions could include implementing feasible mitigation to reduce noise impacts, property owner notification, etc.
11	Policy: Protect existing residential areas from excessive noise levels generated by the development of the Plan Area.	Consistent	The noise analysis determined that the development under the RVSP would not significantly contribute to excessive noise levels in existing residential areas.
13	Policy: The location and design of transportation facilities shall be developed in a manner which minimizes the effects of noise on adjacent land uses.	Consistent	The RVSP does not propose to relocate any major transportation facilities, but would instead contribute toward the ultimate expansion of regional facilities as envisioned under the Community Plan. Potential noise levels associated with traffic on regional roadways both with and without project development are analyzed in the Draft EIR. Internal roadways within the RVSP will be improved to County standards, and appropriate building setbacks from roadways will be maintained to reduce potential noise impacts to acceptable levels. The following proposed Mitigation Measures address this policy: Proposed Mitigation Measures 11-2a and 11-3a: Construct masonry walls of 6 feet elevation above pad. Proposed Mitigation Measures 11-2b and 11-3b: Conduct noise analyses and measurements according to County standards and requirements.

Policy Number	Goal or Policy Text	Consistency	Analysis	
III. Environ	mental Resources Management: Natura	al Resources		
1	Goal: Provide for the protection of rare, threatened and endangered species and the habitat which supports those species.			
2	Goal: Conserve the quality of all habitats so as to maintain populations at sustainal		the environment of fish and wildlife species	
3	Goal: Manage the groundwater resource maintain the water table.	in such a way a	as to protect it from degradation and to	
4	Goal: Safeguard and maintain natural waunique habitat preservation.	aterways to ensu	ure water quality, species diversity and	
5	Goal: Identify all economically valuable ragricultural uses, and those open space a vital to its development as an agricultural	areas which add	to the attractiveness of the region and are	
6	Goal: Preserve outstanding areas of natu	ural vegetation.		
1	Policy: Any rare, significant, or endangered environmental features and conditions should be identified and programs designed to conserve or enhance their continued existence.	Consistent	Environmental features have been identified within the plan area, and mitigation measures have been identified to conserve or enhance their continued existence. Where this is not feasible, mitigation has been identified to replace these features onsite where possible. With implementation of the mitigation measures, the RVSP would be consistent with this policy. Proposed Mitigation Measure 6-1a: Compensate for loss of jurisdictional and non-jurisdictional wetlands in accordance with Corps Section 404 Permit and RWQCB requirements. Proposed Mitigation Measure 6-1b: Obtain written Corps approval of offsite wetland delineation, and comply with Section 404 permit requirements prior to offsite construction. Proposed Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction. Proposed Mitigation Measure 6-3a: Conduct focused surveys for special-status plant species in suitable habitat in portions of the study area that have not been surveyed. If present, comply with USFWS or CDFG mitigation requirements, and prepare a detailed mitigation/conservation plan, as appropriate. Proposed Mitigation Measure 6-4a: Avoid and compensate for potential impacts to special-status branchiopods. Proposed Mitigation Measure 6-5a: Provide 100-foot buffer around Dry Creek during construction. Proposed Mitigation Measure 6-8a: Avoid potential impacts to western pond turtle. Proposed Mitigation Measure 6-8a: Avoid potential impacts to special-status bat species.	

Policy Number	Goal or Policy Text	Consistency	Analysis
			Proposed Mitigation Measure 6-9a: Avoid potential impacts to the American badger. Proposed Mitigation Measure 6-10a: Compensate for loss of Swainson's hawk foraging habitat. Proposed Mitigation Measure 6-11a: Avoid potential impacts to breeding burrowing owls. Proposed Mitigation Measure 6-12a: Prevent disturbance of nesting raptors. Proposed Mitigation Measure 6-13b: Protect existing native trees not proposed for removal. Proposed Mitigation Measure 6-14a: Compensation for the removal of trees within the Doyle Ranch mitigation site. Recommended Mitigation Measure 6-17a: Protect existing elderberry shrubs. Recommended Mitigation Measure 6-17b: Compensation for impacts to elderberry shrubs. Recommended Mitigation Measure 6-18a: Complete formal wetland delineation, obtain Corps approval, and comply with Section 404 permit requirements prior to development of Plan Area parcels not owned or controlled by the Applicant. Proposed Mitigation Measure 13-4a: Implement Mitigation Measure 12-3c (Comply with NPDES Phase II requirements). Proposed Mitigation Measure 13-4b: Prepare site-specific BMP plan. Proposed Mitigation Measure 13-4c: Maintain BMPs.
2	Policy: Preserve in their natural condition all stream environment zones, including floodplains, and riparian vegetation areas.	Consistent	The RVSP would allow limited development at the edges of the floodplain, with all of the remaining floodplain being preserved in its natural condition. It would not require removal of mature riparian vegetation within the Dry Creek corridor. Some portions of the floodplain would be designated as permanent open space. Creation of wetlands within the floodplain is proposed that would enhance the natural condition and riparian vegetation of the Dry Creek floodplain. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-4a: Avoid and compensate for potential impacts to special-status branchiopods. Proposed Mitigation Measure 6-5a: Provide 100-foot buffer around Dry Creek during construction.

Policy Number	Goal or Policy Text	Consistency	Analysis
			Proposed Mitigation Measure 6-16a: Avoid degradation of sensitive aquatic resources due to floodplain excavation. Proposed Mitigation Measure 13-5b: Delineate post-project floodplain boundary. Proposed Mitigation Measure 13-5c: Provide in-kind compensatory storage.
3	Policy: Seek to maintain or improve the quality of water in the major creeks, especially Dry Creek and its tributaries.	Consistent	This Draft EIR evaluates the proposed project's impact on water quality. The proposed project would introduce construction and operational activities that would have impacts water quality. Therefore, the Draft EIR identifies mitigation measures that would reduce the proposed project's impact on air and water quality in Dry Creek and the Southern Tributary crossing the site. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-5a: Provide 100-foot buffer around Dry Creek during construction. Proposed Mitigation Measure 12-1a: Submit Improvement Plans. Proposed Mitigation Measure 12-1b: Comply with the County Grading Ordinance. Proposed Mitigation Measure 12-3b: Comply with NPDES requirements for construction. Proposed Mitigation Measure 12-3c: Comply with NPDES Phase II requirements. Proposed Mitigation Measure 12-3d: Prepare and implement stormwater pollution prevention plan for construction. Proposed Mitigation Measure 13-2a: Prepare and submit project-specific drainage report. Proposed Mitigation Measure 13-2c: Submit one-time Dry Creek watershed drainage improvement fee. Proposed Mitigation Measure 13-2d: Submit annual Dry Creek watershed drainage improvement fee. Proposed Mitigation Measure 13-2d: Submit annual Dry Creek watershed drainage improvement fee. Proposed Mitigation Measure 13-4b: Prepare site-specific BMP plan. Proposed Mitigation Measure 13-4c: Maintain BMPs.

Policy Number	Goal or Policy Text	Consistency	Analysis
			Proposed Mitigation Measure 13-4e Design and construct LID measures that comply with performance measures. Proposed Mitigation Measure 13-5b: Delineate post-project floodplain boundary. Proposed Mitigation Measure 13-5c: Provide in-kind compensatory storage. Proposed Mitigation Measure 13-5f: Prohibit grading activities within post- project floodplain.
4	Policy: Make every attempt to maintain the existing high quality of the groundwater and preserve aquifer recharge areas.	Consistent	The Specific Plan Area does not contain any designated aquifer recharge areas. However, substantial areas within the RVSP will be preserved for open space and agricultural use, thus preserving recharge capability within the Specific Plan Area,
5	Policy: Identify all important fish and wildlife areas within the plan area and where feasible, protect these areas from urban/suburban encroachment.	Consistent	RVSP avoids development that would adversely affect the Dry Creek floodplain and the associated riparian corridor and wetland habitats that are important fish and wildlife areas. The Draft EIR identifies the important fish and wildlife area within the Specific Plan Area and measures are proposed to protect these resources from development where feasible. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-1a: Compensate for loss of jurisdictional and non-jurisdictional wetlands in accordance with Corps Section 404 Permit and RWQCB requirements. Proposed Mitigation Measure 6-1b: Obtain written Corps approval of offsite wetland delineation, and comply with Section 404 permit requirements prior to offsite construction. Proposed Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction. Proposed Mitigation Measure 6-3a: Conduct focused surveys for special-status plant species in suitable habitat in portions of the study area that have not been surveyed. If present, comply with USFWS or CDFG mitigation requirements, and prepare a detailed mitigation/conservation plan, as appropriate. Proposed Mitigation Measure 6-4a: Avoid and compensate for potential impacts to special-status branchiopods.

Policy Number	Goal or Policy Text	Consistency	Analysis
			Proposed Mitigation Measure 6-6a: Avoid potential impacts to western pond turtle. Proposed Mitigation Measure 6-8a: Avoid potential impacts to special-status bat species. Proposed Mitigation Measure 6-9a: Avoid
			potential impacts to the American badger. Proposed Mitigation Measure 6-10a: Compensate for loss of Swainson's hawk foraging habitat.
			Proposed Mitigation Measure 6-11a: Avoid potential impacts to breeding burrowing owls. Proposed Mitigation Measure 6-12a:
			Prevent disturbance of nesting raptors. Proposed Mitigation Measure 6-16a: Avoid degradation of sensitive aquatic resources due to floodplain excavation. Recommended Mitigation Measure 6-17a:
			Protect existing elderberry shrubs. Recommended Mitigation Measure 6-18a: Complete formal wetland delineation, obtain Corps approval, and comply with Section 404 permit requirements prior to development of Plan Area parcels not owned or controlled by the Applicant.
6	Policy: Identify, preserve and protect areas of unique or significant natural vegetation, including but not limited to vernal pools, riparian areas and native oak groves.	Consistent	The Draft EIR identifies the areas of unique or significant natural vegetation within the Plan Area and measures are proposed to protect these resources from development where feasible. The RVSP minimizes development that would adversely affect vernal pools, riparian areas and native oak groves.
			With implementation of the following mitigation measures, the proposed project would be consistent with this policy.
			Proposed Mitigation Measure 6-1a: Compensate for loss of jurisdictional and non-jurisdictional wetlands in accordance with Corps Section 404 Permit and RWQCB requirements.
			Proposed Mitigation Measure 6-1b: Obtain written Corps approval of offsite wetland delineation, and comply with Section 404 permit requirements prior to offsite construction.
			Proposed Mitigation Measure 6-10a: Compensate for loss of Swainson's hawk foraging habitat.
			Proposed Mitigation Measure 6-13a: Comply with Placer County Tree Preservation Ordinance.
			Proposed Mitigation Measure 6-13b: Protect existing native trees not proposed for removal.

Policy Number	Goal or Policy Text	Consistency	Analysis
			Proposed Mitigation Measure 6-14a: Compensation for the removal of trees within the Doyle Ranch mitigation site. Recommended Mitigation Measure 6-17a: Protect existing elderberry shrubs.
9	Policy: Prepare an inventory of important natural resources, including streams vernal pools, wildlife habitat, oak woodlands, geologic formations, mineral resources and soil types. The inventory shall serve as a means of identifying unique and important resources prior to project development in order to ensure that the goals of this element are satisfied.	Consistent	The Draft EIR identifies the areas of important natural resources, including streams vernal pools, wildlife habitat, oak woodlands, geologic formations, mineral resources and soil types within the Plan Area.
10	Policy: Improve water quality in the aquifer and the Dry Creek watershed by eliminating existing water pollution sources and by discouraging activities which include the use of hazardous materials around wetland and recharge areas.	Consistent	The Draft EIR identifies measures to protect water quality by preventing activities that would adversely affect water quality in wetlands and other sensitive aquatic resources. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-5a: Provide 100-foot buffer around Dry Creek during construction. Proposed Mitigation Measure 12-1a: Submit Improvement Plans. Proposed Mitigation Measure 12-1b: Comply with the County Grading Ordinance. Proposed Mitigation Measure 12-3d: Prepare and implement stormwater pollution prevention plan for construction. Proposed Mitigation Measure 13-2a: Prepare and submit project-specific drainage report. Proposed Mitigation Measure 13-2b: Evaluate downstream offsite drainage facilities. Proposed Mitigation Measure 13-4b: Prepare site-specific BMP plan. Proposed Mitigation Measure 13-4c: Maintain BMPs. Proposed Mitigation Measure 13-4e Design and Construct LID measures that
			comply with performance measures. Proposed Mitigation Measure 13-5b: Delineate post-project floodplain boundary. Proposed Mitigation Measure 13-5c: Provide in-kind compensatory storage. Proposed Mitigation Measure 13-5f: Prohibit grading activities within post-project floodplain. Proposed Mitigation Measure 15-3a: Abandon onsite wells in accordance with local and state regulations.

Policy Number	Goal or Policy Text	Consistency	Analysis
14	Policy: No construction activities shall occur within the Dry Creek floodplain and only limited alteration of its tributaries shall be permitted except as part of the development of the floodplain as a recreational area, or for stream enhancement, or where work is done in accordance with the Placer County Flood Damage Prevention Ordinance, Department of Fish and Game Regulations, and Clean Water Act Provisions administered by the U.S. Army Corps of Engineers.	Consistent with Community Plan Amendment	The RVSP would include some development and fill within the existing floodplain such that the floodplain boundary would be altered, in accordance with the requirements of the Flood Damage Prevention Ordinance. A Conditional Letter of Map Revision and Letter of Map Revision would be obtained from FEMA to establish the post-project floodplain. Construction activities would not be allowed within the post-project floodplain. An amendment to the Community Plan is proposed to define the 100-year floodplain.
			Proposed Community Plan Amendment: No construction activities shall occur within the Dry Creek floodplain and only limited alteration of its tributaries shall be permitted except as part of the development of the floodplain as a recreational area, or for stream enhancement, or where work is done in accordance with the Placer County Flood Damage Prevention Ordinance, Department of Fish and Game Regulations, and Clean Water Act Provisions administered by the U.S. Army Corps of Engineers. Through the adoption of a Specific Plan, the County may approve alteration of the existing 100-yea floodplain, based upon a demonstration that such alteration will not result in a significant increase in flood risk under post-development conditions. As the proposed project would introduce changes in the floodplain area, this Draft EIR identifies mitigation measures that intend to reduce the proposed project's impact on Dry Creek and the floodplain. Proposed Mitigation Measure 6-5a: Provide 100-foot buffer around Dry Creek during construction. Proposed Mitigation Measure 13-5b:
			Delineate post-project floodplain boundary. Proposed Mitigation Measure 13-5c: Provide in-kind compensatory storage. Proposed Mitigation Measure 13-5d: Prepare and submit conditional letter of map revision. Proposed Mitigation Measure 13-5e: Submit Letter of Map Revision. Proposed Mitigation Measure 13-5f: Prohibit grading activities within post-project floodplain.

Policy Number	Goal or Policy Text	Consistency	Analysis
15	Policy: Coordinate with local, state and federal agencies which have a trustee responsibility for the management of natural resources when land development activities affect resource conservation and management efforts.	Consistent	The Draft EIR identifies measures that require the Applicant to coordinate with local, state and federal agencies that have a trustee responsibility for the management of natural resources. These agencies include Placer County, the California Department of Fish and Game, Regional Water Quality Control Board, the U.S. Fish and Wildlife Service, and the U.S. Army Corps of Engineers, as identified in the following mitigation measures: 6-1a, 6-1b, 6-3a, 6-4a, 6-6a, 6-8a, 6-9a, 6-10a, 6-11a, 6-12a, and 6-18a.
16	Policy: Require site-specific studies, from qualified consultants, for projects which impact unique or significant fish, wildlife or vegetative resources.	Consistent	The Draft EIR presents the results of site-specific studies that have been conducted in the project study area. These studies evaluate the presence or potential presence of significant fish, wildlife or vegetative resources. Mitigation measures in the Draft EIR require additional site-specific studies prior to development of program-level parcels. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-1b: Obtain written Corps approval of offsite wetland delineation, and comply with Section 404 permit requirements prior to offsite construction. Proposed Mitigation Measure 6-3a: Conduct focused surveys for special-status plant species in suitable habitat in portions of the study area that have not been surveyed. If present, comply with USFWS or CDFG mitigation requirements, and prepare a detailed mitigation/conservation plan, as appropriate.
17	Policy: Incorporate a mitigation monitoring program for all projects subject to environmental review where detrimental impacts to an area's natural resources have been identified.	Consistent	The Final EIR will include a mitigation monitoring program for impacts to natural resources.
18	Policy: Require field studies as part of project review where vernal pools are noted on the property. These studies shall document the possible occurrence of special status plant and wildlife species and provide a method of protecting, monitoring, replacing or otherwise mitigating development in and around these sensitive habitats.	Consistent	The Draft EIR presents the results of field studies that document the possible occurrence of special status plant and wildlife species in the project study area. The Specific Plan Area does not contain vernal pool habitat, although the potential for presence of special status invertebrate species within seasonal wetland features was investigated, with the result that special status invertebrate species were determined to be not present.

Policy Number	Goal or Policy Text	Consistency	Analysis
19	Policy: Support the "no net loss" policy for wetland areas administered by the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and the State Department of Fish and Game. Continue to coordinate with these agencies at all levels of project review to ensure that their concerns are adequately addressed.	Consistent	The Draft EIR proposes mitigation measures that result in no net loss of wetland areas that are regulated by the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and the State Department of Fish and Game. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-1a: Compensate for loss of jurisdictional and non-jurisdictional wetlands in accordance with Corps Section 404 Permit and RWQCB requirements. Proposed Mitigation Measure 6-1b: Obtain written Corps approval of offsite wetland delineation, and comply with Section 404 permit requirements prior to offsite construction. Recommended Mitigation Measure 6-18a: Complete formal wetland delineation, obtain Corps approval, and comply with Section 404 permit requirements prior to development of Plan Area parcels not owned or controlled by the Applicant.
20	Policy: Preserve agricultural lands as an economically viable land use, and for the purposes of open space, groundwater recharge, wildlife habitat, buffering, flood control and soil conservation.	Consistent	The RVSP would reserve 29.8 acres, or 5.7 percent of the proposed Plan Area, for agricultural use. In addition, the RVSP provides a total of 80 acres of area for Agricultural-10 use. The RVSP will not affect the viability of off-site farming operations.
23	Policy: Require the application of measures which mitigate soil erosion and air and water pollution from earth-disturbing activities related to land development.	Consistent	This Draft EIR provides analyses of construction-related activities that would occur during the proposed project's implementation. It discusses mitigation measures that would reduce erosion and air and water pollution in the Specific Plan Area. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-5a: Provide 100-foot buffer around Dry Creek during construction. Proposed Mitigation Measure 10-1a: Prepare and implement emission control/dust control measures. Proposed Mitigation Measure 10-1b: Provide PCAPCD with a list of construction equipment and anticipated construction timeline. Proposed Mitigation Measure 10-1c: Maintain construction equipment and vehicles.

Policy Number	Goal or Policy Text	Consistency	Analysis
_	Goal or Policy Text	Consistency	Proposed Mitigation Measure 10-1d: Minimize idling time for diesel-powered equipment. Proposed Mitigation Measure 10-1e: No open burning of removed vegetation. Proposed Mitigation Measure 12-1a: Submit Improvement Plans. Proposed Mitigation Measure 12-1b: Comply with the County Grading Ordinance. Proposed Mitigation Measure 12-3a: Identify stockpiling and vehicle staging areas on Improvement Plans. Proposed Mitigation Measure 12-3b: Comply with NPDES requirements for construction. Proposed Mitigation Measure 12-3c: Comply with NPDES Phase II requirements. Proposed Mitigation Measure 13-2a: Prepare and submit project-specific drainage report. Proposed Mitigation Measure 13-2b: Evaluate downstream offsite drainage facilities.
			Proposed Mitigation Measure 13-4b: Prepare site-specific BMP plan. Proposed Mitigation Measure 13-4c: Maintain BMPs. Proposed Mitigation Measure 13-4e Design and Construct LID measures that comply with performance measures.
24	Policy: Tracts of undisturbed oak woodlands and valley grasslands that have significant value as wildlife habitat shall be preserved as open space.	Consistent	The proposed project includes preservation of open space within the floodplain of Dry Creek that will protect important wildlife habitat. The Draft EIR proposes mitigation measures that require avoidance and minimization of impacts to valley grasslands, oak woodlands, and sensitive wildlife habitats. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 8-2a: Implement open space preservation, tree replacement, site landscaping, and project design measures Proposed Mitigation Measure 8-2b: Implement construction of Dry Creek Trail, other trails, and vineyards.

Policy Number	Goal or Policy Text	Consistency	Analysis
25	Policy: Intermittent streams often become permanent streams concurrent with the development of an area. Therefore, these waterways shall be protected from land development activities which have a potential for detrimental impacts (e.g., grading, channelization, etc.).	Consistent	The RVSP would retain areas along the Southern Tributary and Dry Creek as open space. The RVSP would include Best Management Practices to minimize potential for erosion and reduce impacts to streams.
III. Environ	mental Resources Management: Open	-	
1	Goal: To preserve and enhance open sp characteristics of the area.	ace lands to ma	intain the natural resources and rural
2	Goal: To protect and preserve open spacunique ecological significance.	ces vital for wild	ife habitat and other areas of major or
3	Goal: To protect the natural beauty and r	minimize disturb	ance of the natural terrain and vegetation.
4	minimize disturbance of the natural terrain	n because these	conment and open space of the area and to e are unique and valuable assets for the unty and the counties that border the area.
5	Goal: Preserve outstanding areas of naturiparian areas and vernal pools.	ural vegetation i	ncluding, but not limited to, oak woodlands,
6	Goal: To conserve the visual resources of wooded areas, and in particular, the ripar natural drainage channels which are important to the conserve the visual resources of the conserve the visual resources of the visual res	ian habitat of Di	ry Creek and its intermittent streams and
7	Goal: Provide for the protection of rare, t which supports these species.	hreatened and e	endangered species and/or the habitat
8	Goal: To permit existing agricultural uses uses while allowing urban/suburban/rural		d to conserve lands suitable for agricultural s.
9	Goal: To provide open space and recrea and sites of archaeological, historical and		
10	Goal: To provide open space to shape a	nd guide develo	pment and to enhance community identity.
1	Policy: Preserve in their natural conditions all stream environment zones, including floodplains and riparian vegetation areas.	Consistent	The RVSP adheres to the Dry Creek/West Placer Community Plan's emphasis on preserving Dry Creek and the floodplain.
2	Policy: Identify and, where possible, preserve all soils which are suitable for agricultural uses.	Consistent	About 91.1 acres of the Plan Area would be reserved for agricultural and Agricultural-10 uses under the RVSP. This would include acres designated as Prime Farmland by the Department of Conservation.
3	Policy: Identify and where possible preserve all important fish and wildlife habitats within the plan area.	Consistent	The RVSP adheres to the Dry Creek/West Placer Community Plan's emphasis on preserving Dry Creek and the floodplain. Accordingly, it proposes most of the development on land above the floodplain. The Dry Creek riparian corridor would be preserved as open space. The Draft EIR identifies mitigation measures that would preserve important fish and wildlife habitats within the Specific Plan area, where possible. With implementation of the following mitigation measures, the proposed project would be consistent with this policy.

Policy Number	Goal or Policy Text	Consistency	Analysis
			Proposed Mitigation Measure 6-1a: Compensate for loss of jurisdictional and non-jurisdictional wetlands in accordance with Corps Section 404 Permit and RWQCB requirements. Proposed Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction. Proposed Mitigation Measure 6-3a: Conduct focused surveys for special-status plant species in suitable habitat in portions of the study area that have not been surveyed. If present, comply with USFWS or CDFG mitigation requirements, and prepare a detailed mitigation/conservation plan, as appropriate. Proposed Mitigation Measure 6-16a: Avoid degradation of sensitive aquatic resources due to floodplain excavation.
4	Policy: Encourage both private and public ownership and maintenance of open space.	Consistent	The RVSP plans for both public and private ownership and maintenance of open spaces. The RVSP provides for six 10-acre minimum Agricultural-10 parcels to provide opportunities for continuing agricultural use and stewardship within the Plan Area. Public parks and designated open space and the Dry Creek Trail within the RVSP would be dedicated to the County. A RVSP policy is to encourage that parks be maintained through a Landscape and Lighting Maintenance District or other public or private funding mechanisms acceptable to Placer County.
5	Policy: Protect natural areas along creeks and canals through the use of non-development setback with setback distances varying according to the significance of the area to be protected.	Consistent	The RVSP's site plan includes physical buffers, in the form of open space, recreational parks, and agricultural parcels landscape corridors, and large rural residential lots, to separate Dry Creek and riparian areas from dwelling units.
7	Policy: Encourage scenic or greenbelt corridors along major transportation routes. Roads and other public works shall incorporate beauty as well as utility, safety, and economy.	Consistent	The major transportation corridors bordering the RVSP's perimeter would incorporate landscaped corridors.
10	Policy: Areas hazardous to the public safety and welfare shall be open or predominantly open. This category includes: a. Areas subject to landslide or with severe slope instability problems. b. Streams and other areas subject to flooding by the 100-year storm. c. Areas with high fire risk. d. Areas of high noise exposure.	Consistent	The Plan Area does not include areas subject to landslide or severe slope instability problems. All development in the 100-year floodplain would comply with the provisions of the Placer County Flood Damage Prevention Ordinance to prevent damage to structures and to limit the effect of development on base flood elevations. The Applicant is coordinating with the Placer County Fire District to design

Policy Number	Goal or Policy Text	Consistency	Analysis
			project features to accommodate emergency vehicles including fire trucks. Mitigation is provided for areas of high noise exposure with the Plan Area. With implementation of the following mitigation measures, the RVSP would be consistent with this policy. Proposed Mitigation Measure 11-1a: Develop and implement a construction noise abatement program. Proposed Mitigation Measure 11-2a: Construct masonry walls of 6 feet elevation above pad. Proposed Mitigation Measure 11-4a: Design shielding of stationary noise sources to prohibit a day-night noise level Ldn above 50 dBA.
11	Policy: Open spaces should be linked visually and physically to form a system of open spaces. Where appropriate, trails shall connect open space areas. Dedication of easements shall be encourage and in many cases required as lands are developed and built.	Consistent	The RVSP proposes a network of multiple-use trails that would allow people to access its open spaces from residential areas.
12	Policy: Development on private lands should be planned and designed to provide for preservation of open space.	Consistent	The RVSP proposes residential uses in the southern portion of the Plan Area, reserving the northern portion for open space, Agricultural-10, and agricultural uses.
13	Policy: Because the dominant features of the Planning Area contributing to the open quality are the natural land forms and vegetation, structures should be subordinated thereto. Only in the confines of individual sites should structures be allowed to be dominant.	Consistent	The RVSP site plan was designed to conform to the major natural features of the physical environment.
14	Policy: The scale of building, the siting of structures, and the design and materials of construction shall be harmonious with the natural setting so that the visual quality of open spaces will not be unreasonably impaired.	Consistent	Proposed preservation of an open space corridor visible from PFE Road would be consistent with this policy. Proposed project siting would maintain views of Dry Creek from Walerga Road and Watt Avenue. A large open space buffer consisting of existing and new vineyards, and tree plantings, would provide a visual buffer between viewers on the proposed Dry Creek trail, and structures of the project. These proposed project features would be consistent with this policy.
15	Policy: Natural resources other than water shall not be extracted from areas of dedicated open space.	Consistent	Extraction of natural resources shall be prohibited in the Plan's open space areas.

Policy Number	Goal or Policy Text	Consistency	Analysis
17	Policy: Stream corridors shall be left in an open, natural condition, except for structures or uses which are compatible with stream corridors.	Consistent	The RVSP's site plan includes physical buffers, in the form of open space, recreational parks, and agricultural parcels landscape corridors, and large rural residential lots, to separate Dry Creek and riparian areas from dwelling units. RVSP would keep maintain the stream corridor along the Southern Tributary as open space. The crossing of this tributary would be designed to minimize impacts to the creek.
18	Policy: In the design and development of new subdivisions the following types of areas and features shall be preserved as open spaces to the maximum extent feasible: high hazard areas, scenic and trail corridors, streams, streamside vegetation, other significant stands of beneficial native vegetations, and any areas of special ecological significance.	Consistent	The RVSP proposes to retain portion of the existing site wetlands and drainages as open space; to preserve the Dry Creek riparian corridor, which would remain unaffected by the project; and develop the creek as a scenic trail corridor for public use.
20	Policy: A variety of vistas shall be provided and preserved, ranging from the small enclosed private views to the more distant views shared by many people.	Consistent	Scenic vistas in the project area would be substantially improved by public access to a new Dry Creek trail, which would provide foreground public views of both the creek riparian woodland and existing vineyards.
21	Policy: Where impacts to stream environment zones or wetlands are unavoidable, project specific mitigation shall include the identification and quantification of vegetation impacted, the preparation or revegetation plans to assure no net loss of riparian or wetland acreage or values, and the specific monitoring of plans to assure compliance and satisfactory results.	Consistent	The Draft EIR proposes mitigation measures that require the identification and quantification of vegetation impacted, the preparation or revegetation plans to assure no net loss of riparian or wetland acreage or values, and the development of specific monitoring plans to assure compliance with the mitigation measures. With implementation of the mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-1a: Compensate for loss of jurisdictional and non-jurisdictional wetlands in accordance with Corps Section 404 Permit and RWQCB requirements. Proposed Mitigation Measure 6-1b: Obtain written Corps approval of offsite wetland delineation, and comply with Section 404 permit requirements prior to offsite construction. Proposed Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction. Proposed Mitigation Measure 6-5a: Provide 100-foot buffer around Dry Creek during construction. Proposed Mitigation Measure 6-16a: Avoid degradation of sensitive aquatic

Policy Number	Goal or Policy Text	Consistency	Analysis		
			Recommended Mitigation Measure 6-18c: Implement Mitigation Measure 6-1c (Implement Best Management Practices to avoid wetland impacts during construction).		
III. Environi	mental Resources Management: Cultur	al Resources			
1	Goal: Recognize that the Dry Creek Wes which should incorporate development st sociological and physical identity.				
2	Goal: Preserve areas of outstanding hist	orical, cultural, c	or archaeological significance.		
3	Goal: Provide a variety of park and recre population living in the Dry Creek Area.	ation facilities to	meet the needs of all segments of the		
6	Goal: Designate, protect, and conserve t resources can add to the variety of recrea				
7	Goal: To maintain some flexibility in the creation activities.	development of	park areas to allow for changing trends in		
8	Goal: In the long term, establish a public protection, operation, and development o		ict to generate funds for the maintenance, ation as well as open space areas.		
3	Policy: Provide future park facilities in accordance with park standards and location guidelines as set forth in the Parks and Recreation Section of this Plan.	Consistent	The RVSP will provide park facilities that adhere to Placer County's per capita and location standards.		
4	Policy: Require the dedication of land and/or payment of fees, in accordance with state law, in order to acquire and develop public recreation facilities, open space, or areas of historical or archaeological significance.	Consistent	The RVSP will dedicate park land and open space to the County, or provide fees in lieu of dedication.		
6	Policy: Encourage compatible recreational use of open space areas and riparian areas along streams and creeks in the area, where feasible.	Consistent	The RVSP proposes open space and multiple-use trails immediately adjacent to the creek's riparian areas. Additionally, it includes subsidiary trails from the residences that would connect people to the regional Dry Creek trail.		
8	Policy: Require site-specific studies for archaeological or historical sites in all instances where land development has the potential to have a detrimental impact on these sites.	Consistent	This Draft EIR provides analyses of the proposed project's impact on potential archaeological and historical resources on the proposed Plan Area.		
IV. Transpo	ortation / Circulation: Circulation				
1	Goal: Existing residential routes in the Community Plan Areas shall be preserved and enhanced as safe, scenic routes.				
2	Goal: Transportation facilities shall allow safe and reasonably convenient travel throughout the plan area				
3	Goal: The development of arterial roadways shall be avoided if they would destroy the local character of the plan area. However, it is expressly recognized that the capital improvement program (CIP) included in this Community Plan is not in conflict with this goal.				
4	Goal: "Through" traffic which must pass through this Community Plan Area shall be accommodated in a manner which will not encourage the use of neighborhood roadways, "Through" traffic shall be directed to appropriate routes (such as Walerga Road, Fiddyment Road, Baseline Road, etc.) in order to maintain public safety and a rural quality within the Community Plan Area.				

Policy Number	Goal or Policy Text	Consistency	Analysis	
5	Goal: The road network within the Community Plan Area shall be coordinated with road networks of adjacent jurisdictions.			
6	Goal: The CIP shall be sufficient to ensure a minimum level of service (LOS) C on the Community Plan Area's road network – given the projected buildout of the Community Plan Area and implementation of the CIP.			
7	Goal: Sufficient funding shall be available	e to fund project	s in the CIP.	
8	Goal: A community trail system shall be of a. Provide safe, pleasant, and convenier Plan Area.	nt travel by foot,		
	b. Provide recreational opportunities to rc. Connect local trails to regional trail sy		Community Plan Area.	
		munity trail syst	tem which links school facilities, parks and iented public services with residential	
9	Goal: Public and private transit use shall be expanded when feasibility can be dem		. Public transportation opportunities shall	
11	Goal: Road and trail maintenance shall b	e adequate to e		
1	Policy: The design of any new road or major change within the Community Plan Area shall assure that the scenic and rural qualities of the area will be maintained. Such design shall minimize impacts upon agricultural lands, natural resources, and historic sites.	Consistent	The RVSP does not propose or involve changes to the location of major roadways within the Community Plan area. The RVSP will contribute toward the improvement of off-site roadways to their ultimate Community Plan configuration. The RVSP provides for on-site roadways that front along open space areas for improved public access and visibility.	
4	Policy: The road network for the Community Plan shall be planned in a manner which reduces future traffic volumes on both PFE Road and Cook-Riolo Road past the historic Dry Creek School site.	Consistent	The project does not propose any changes to the road network.	
5	Policy: The road network for the Community Plan Area shall be planned in a manner which avoids significant increases in anticipated traffic on the road networks in Sacramento County and the City of Roseville.	Consistent	The project does not propose any changes to the road network.	
6	Policy: The rights-of-way for roads shall be wide enough to accommodate roadways, trails, bikeways, drainage, public utilities, landscaping/vegetation, and suitable separation between facilities. Minimum right-of-way width for Walerga Road shall be 144'. Minimum right-of-way width shall be 120' for PFE Road, Baseline Road, Cook-Riolo Road, Don Julio Blvd., and Watt Avenue. Other roads shall have a 60' minimum right-of-way width.	Consistent with Community Plan Amendment	Proposed rights-of-way contain features that include roadways, trails, bikeways, drainage, public utilities, landscaping/vegetation, and suitable separation between facilities. A Community Plan amendment is necessary as the project proposes roads with rights-of-way of 52 feet and 45 feet. Proposed Community Plan Amendment: The rights-of-way for roads shall be wide enough to accommodate roadways, trails, bikeways, drainage, public utilities, landscaping/vegetation, and suitable separation between facilities. Minimum right-of-way width for Walerga Road shall be 144 feet. Minimum right-of-way width	

Policy Number	Goal or Policy Text	Consistency	Analysis
			shall be 120 feet for PFE Road, Baseline Road, Cook-Riolo Road, Don Julio Blvd., and Watt Avenue. Other roads shall have a 60-foot minimum right-of-way width. Through the adoption of a Specific Plan, the County may modify these right-of-way standards, and may elect to exclude landscaped areas, sidewalks and utilities from the defined public right-of-way.
7	Policy: Street lighting, traffic signals, and signage shall be kept to a minimum.	Consistent	Traffic signals will only be installed at the major intersections of Watt Avenue with PFE Road and Walerga Road with PFE Road. A traffic signal presently exists at the Walerga/PFE intersection.
8	Policy: Off-street vehicular parking shall be provided for all new development.	Consistent	The RVSP includes off-street parking for the residential and commercial components of the RVSP.
9	Policy: The LOS on roadways and intersections identified in the CIP shall be at Level C or better. The first priority for available funding shall be the correction of potential hazards. Land development projects shall be approved only if LOS C can be sustained on the	Consistent with Community Plan Amendment	This Draft EIR provides analyses of the proposed project's impact on traffic and circulation for major roadways in the proposed Plan area as well as adjacent areas. Proposed mitigation measures would maintain a LOS of E or better for studied intersections.
	CIP roads and intersections after:a. Traffic from approved projects has been added to the system.b. Improvements funded by this program have been constructed.		Proposed Community Plan Amendment: The level of service (LOS) on roadways and intersections identified in the Capital Improvement Program (CIP) shall be a Level C or better. The first priority for available funding shall be the correction of potential hazards.
			Land development projects shall be approved only if LOS C can be sustained on the CIP roads and intersection after:
			a. Traffic from approved projects has been added to the system.
			b. Improvements funded by this program have been constructed. The County may allow exceptions to this
			level of service (LOS) standard where it finds that the improvements or other measures required to achieve the LOS standard are unacceptable based on
			established criteria. In allowing any exception to the standard, the County shall consider the following factors:
			The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard.
			The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.
			The right-of-way needs and the

Policy Number	Goal or Policy Text	Consistency	Analysis
			physical impacts on surrounding properties. The visual aesthetics of the required improvement and its impact on community identity and character. Environmental impacts including air quality and noise impacts. Construction and right-of-way acquisition costs. The impacts on general safety. The impacts of the required construction phasing and traffic maintenance. The impacts on quality of life as perceived by residents. Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards. Exceptions to the standard will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.
10	Policy: The CIP shall be constructed in response to build out of the Community Plan Area. Traffic mitigation fees to fund the CIP shall be required as conditions of approval for all land development projects within the Community Plan Area.	Consistent	The RVSP will pay its CIP traffic mitigation fees.
11	Policy: On-site and "frontage" improvements of projects which comprise the CIP shall be required as conditions of approval for all land development projects. Priority and scheduling of projects from the CIP shall be determined by the Placer County Board of Supervisors.	Consistent	This Draft EIR analyses the proposed project's impact on traffic and circulation for major roadways in the study area as well as adjacent areas using standard reference sources. All traffic-related improvements discussed in the Draft EIR are a result of discussion with Placer County and the Applicant Team and are subject to review and approval by the Placer County Board of Supervisors.
12	Policy: Traffic mitigation fee programs shall be based on potential traffic generation from proposed projects. Such traffic generation shall be estimated by using a standard reference source such as the Institute of Transportation Engineers. Fees shall be collected when building permits are issued.	Consistent	This Draft EIR provides analyses of the proposed project's impact on traffic and circulation for major roadways in the proposed Plan Area as well as adjacent areas using standard reference sources. This information will be incorporated into traffic mitigation fee programs, and fees will be collected when building permits are issued.
13	Policy: Community Plan Area roadways shall be designed and maintained to encourage safe, alternative forms of transportation that contribute to a rural atmosphere (such as walking, biking, horseback riding, etc.). Roadways which provide access to the linear	Consistent	The RVSP roadways are designed to provide facilities for alternative forms of transportation. Roadways that provide access to the linear "parkway" along Dry Creek and residential areas are designed to discourage through traffic.

Policy Number	Goal or Policy Text	Consistency	Analysis
	"parkway" along Dry Creek and residential areas shall be designed to discourage through traffic. Alignment, width, signage, etc., shall all be appropriate for a minor residential street rather than a major arterial.		
14	Policy: As development of the Community Plan Area occurs, public dedication of rights-of-way shall be required for the roads, trails, and bikeways identified in this Community Plan. Construction of such roads, trails, and bikeways shall be required as conditions of approval placed on land development project approvals.	Consistent	The RVSP will dedicate the rights-of-way required and construct the roads, trails, and bikeways identified in the Community Plan for the Specific Plan Area.
16	Policy: Bus stop turnouts and shelters shall be required at appropriate locations as conditions of approval for land development. The review of such facilities shall be coordinated with the appropriate school district(s) to assure proper locations for student pick-up and drop-off "park and ride" shelters and parking areas shall be required at appropriate locations as conditions approval.	Consistent	The RVSP will build bus stop turnouts and shelters at appropriate locations.
18	Policy: Land development projects shall be designed to minimize the number of access points onto major roadways.	Consistent	Access points to Walerga Road, PFE Road and Watt Avenue have been designed in consultation with the County Department of Public Works and are restricted in terms of number and allowable turn movements to facilitate traffic circulation in the vicinity of the RVSP.
19	Policy: Adequate safety precautions shall be provided at major intersections. Such precautions may include crossing guards, signalization, and other measures to improve the safety for pedestrians and reduce the risk of accidents.	Consistent	Traffic signals and other safety improvements exist or will be installed at major intersections as warranted by the traffic analysis contained in the Draft EIR.

APPENDIX D2 RIOLO VINEYARD SPECIFIC PLAN CONSISTENCY WITH PLACER COUNTY GENERAL PLAN

Riolo Vineyard Specific Plan Consistency with Placer County General Plan

An EIR must discuss "any inconsistencies between the proposed project and the applicable general plans" CEQA Guidelines, §15125(d). For the proposed project, those applicable plans are the Placer County General Plan and the Dry Creek West Placer Community Plan ("Plans"). The focus of this appendix is the identification of policies in the Plans that apply to the proposed land uses of this particular project. This appendix does not discuss policies that apply to the County itself or policies that apply only to some other type of land use not included in the proposed project. Policies that are not applicable to the proposed project for either reason have not been included in the following discussion.

Although not required under CEQA, this appendix discusses consistencies as well as inconsistencies between the proposed project and the relevant policies of the Plans. If an inconsistency has been identified, the analysis in this EIR focuses on whether that inconsistency may contribute to some direct or reasonably foreseeable indirect environmental impact. An inconsistency between the proposed project and a policy in either of the Plans does not in itself mandate a finding of significance. Rather, like social and economic effects, a planning inconsistency is a factor to be considered in determining the significance of changes in the physical environment caused by the proposed project. Finally, while this EIR analyzes the proposed project's consistency with applicable policies, it is the County Board of Supervisors who will make the ultimate determination in regard to the proposed project's consistency with the Plans.

Policy Number	Policy Text	Consistency	Analysis
General Land Use			
1.A.1.	The County will promote the efficient use of land and natural resources.	Consistent	The RVSP provides for residential development at a location previously designated for residential use under the Dry Creek West Placer Community Plan since 1990. The RVSP site plan includes a variety of uses that include residential, agricultural, commercial, open space and recreation, and public and quasi-public. At the same time, it would preserve Dry Creek, its riparian corridor, and the adjacent floodplain.
1.A.2.	The County shall permit only low- intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.	Consistent	While the RVSP proposes minor encroachments within the existing defined floodplain (as described in the Draft EIR), structures in such areas would be constructed on fill and raised above the 100-year flood elevation. Volumetric compensation for this fill would be provided through excavation within the floodplain, resulting in no significant net increase in flood risk associated with post-development conditions. Low-

Policy Number	Policy Text	Consistency	Analysis
			density and medium-density residential development is proposed for the land adjacent to the floodplain and open space areas. No development is proposed along the sensitive Dry Creek corridor, which will be preserved under the RVSP.
1.A.4.	The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.	Consistent	The RVSP contains a phasing plan. Infrastructure improvements would be planned so that they precede the construction of residential, commercial, and recreational facilities.
Residential Land Us	se		
1.B.1.	The County shall promote the concentration of new residential development in higher-density residential areas located along major transportation corridors and transit routes.	Consistent	The proposed project is located in a rapidly developing area that is designated under the Community Plan and zoned for residential development. It lies adjacent to two arterial roadways that serve as important routes to serve Community Plan and subregional traffic. The RVSP proposes development at a diversity of density levels, including medium- and high-density residential development that is adequate to support transit service.
1.B.3.	The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.	Consistent	The RVSP is consistent with the general character of the nearby Doyle Ranch subdivision and the recently approved Silver Creek subdivision. It is larger than these subdivisions but the scale and density is adapted to the topography of the site.
1.B.5.	The County shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be realized.	Consistent	The RVSP was designed to respect the area's natural features, including Dry Creek and its floodplain; minimize noise for residents; and provide road access to and from the Plan Area. The environmental impacts of developing the Specific Plan area at the proposed density are evaluated in the Draft EIR.

2

Policy Number	Policy Text	Consistency	Analysis
1.B.6.	The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.	Consistent	The RVSP is accompanied by Design Guidelines and Development Standards that regulate the size, height and setback of structures, ensuring that structures will be suitable for the size of the parcel upon which it is constructed. These standards also regulate the range of primary and accessory uses permitted with each land use designation set forth by the Specific Plan.
1.B.7	The County shall require multi-family developments to include private, contiguous, open space for each dwelling.	Consistent	The RVSP's Design Guidelines would require open spaces, landscaping, and common areas in the high-density residential community.
1.B.8.	The County shall require residential subdivisions to be designed to provide well-connected internal and external street and pedestrian systems.	Consistent	The RVSP would provide an internal road network throughout the Plan Area for automobile use. It would provide access to and from the Plan Area using external roads. It would also include multiple-use pathways for pedestrian use.
1.B.9.	The County shall discourage the development of isolated, remote and/or walled residential projects that do not contribute to the sense of community desired for the area.	Consistent	The RVSP's Design Guidelines prohibit walled and isolated residential enclaves.
1.B.10.	The County shall require that all residential development provide private and/or public open spaces in order to insure that each parcel contributes to the adequate provision of light, air, and open space.	Consistent	About 123.9 acres, or 23.6 percent of the proposed Plan Area, has been reserved for open space by the RVSP, in excess of the 12 acres of open space required by County standards. In addition, neighborhoods within the Specific Plan are connected by pathways and landscaped areas, which contribute to the sense of openness afforded by project design.

Policy Number	Policy Text	Consistency	Analysis			
Mixed-Use Specific	Mixed-Use Specific Plan Area					
1.D.1.	The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.	Consistent	The RVSP includes a 7.5-acre parcel designated for commercial use. The Plan's residential communities would be linked to this commercial site by pedestrian paths to encourage non-motorized trips.			
1.D.2.	The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways.	Consistent	The RVSP's Design Guidelines allows parking areas behind buildings or behind large landscaped buffers in the parcel reserved for commercial use.			
Public and Quasi-P	ublic Facilities, Infrastructure					
1.F.2.	The County shall seek to locate new public facilities necessary for emergency response, health care, and other critical functions outside areas subject to natural or built environment hazards.	Consistent	Facilities within the proposed Plan Area would include 2 sewer pump station and electric substations. These facilities are located in areas not subject to natural or built environmental hazards.			
1.F.3.	The County shall require public facilities, such as wells, pumps, tanks, and yards, to be located and designed so that noise, light, odors, and appearances do not adversely affect nearby land uses.	Consistent	The potable water and recycled water master plans provide preliminary detail on location of planned storage tank, wastewater pump station and potential recycled water storage tank near the northwestern portion of the development backing up against the planned open areas along Dry Creek. This location for the recycled water tank minimizes proximity to planned adjacent residential lots. The systems outlined in the master plans locate all piping and pumps underground, which will act to minimize adverse impacts on aesthetics. The aboveground recycled water storage tank, if constructed, would be permitted and lit to minimize night sky impacts and painted an appropriate color.			
1.G.2.	The County shall strive to have new recreation areas located and designed to encourage and accommodate non-automobile access.	Consistent	The RVSP provides for the dedication of park land within the Plan area, or for the payment of fees in lieu of dedication. Parks would be accessible to neighborhoods by sidewalks and trails as well as by internal roadways. Additionally, the RVSP provides subsidiary trails from the residences that would connect people to the regional Dry Creek trail.			

Policy Number	Policy Text	Consistency	Analysis
1.G.3	The County shall continue to require the development of new recreational facilities as new residential development occurs.	Consistent	The RVSP would provide the County's required number and types of recreational facilities.
Agricultural Land U	lse		
1.H.1.	The County shall maintain agriculturally designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.	Consistent	The Plan Area has been designated for urban and open space uses under the Dry Creek West Placer Community Plan since 1990. No lands are currently designated as Agriculture. As indicated in the Draft EIR, portions of the Plan Area have historically been put to agricultural use, some of which would be preserved through the designation of Agricultural-10 areas within the Specific Plan. The loss of agricultural lands will be compensated for, to the satisfaction of the Agricultural Commissioner and the Planning Department.
1.H.2.	The County shall seek to ensure that new development and public works projects do not encourage expansion of urban uses into designated agricultural areas.	Consistent	There are no designated agricultural areas in the Plan Area.
1.H.4.	The County shall allow the conversion of existing agricultural land to urban uses only within community plan areas and within city spheres of influence where designated for urban development on the General Plan Land Use Diagram.	Consistent	The RVSP is consistent with the Dry Creek/West Placer Community Plan's designation for residential use.
1.H.5.	The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.	Consistent	The RVSP's site plan includes physical buffers in the form of open space, recreational parks, landscape corridors, large rural residential lots, and roadways to separate agricultural areas from other uses.
1.H.6.	The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or	Consistent with General Plan amendment	The RVSP's site plan would include physical buffers (e.g., open space, recreational parks, and large rural residential lots) to separate agricultural parcels from non-agricultural areas, but not to the required setbacks provided in the General Plan. Proposed General Plan Amendment: The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to pro-

Policy Number	Policy Text	Consistency	Analysis
	easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.		vide a buffer in the form of a set-back of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses except as it may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.
Open Space, Habitat	, and Wildlife Resources		
1.1.1.	The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Residential Developments (PDs) and the Commercial Planned Development (CPD) provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features.	Consistent	The Specific Plan identifies significant natural, open space, and cultural resources in the Plan Area. The RVSP includes open space designations that incorporate these features where feasible.
1.1.2.	The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of onsite mitigation.	Consistent	The Draft EIR proposes mitigation measures that require the Applicant to avoid or minimize impacts to important wildlife habitats, habitats that are occupied by special status species, wetlands and riparian areas. The riparian corridor of Dry Creek and the majority of its floodplain will be preserved in open space or in agricultural uses. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction. Proposed Mitigation Measure 6-3a: Conduct focused

Policy Number	Policy Text	Consistency	Analysis
			surveys for special-status plant species in suitable habitat in portions of the study area that have not been surveyed. If present, comply with USFWS or CDFG mitigation requirements, and prepare a detailed mitigation/conservation plan, as appropriate.
			Proposed Mitigation Measure 6-4a: Avoid and compensate for potential impacts to special-status branchiopods.
			Proposed Mitigation Measure 6-5a: Provide 100-foot buffer around Dry Creek during construction.
			Proposed Mitigation Measure 6-6a: Avoid potential impacts to western pond turtle.
			Proposed Mitigation Measure 6-8a: Avoid potential impacts to special-status bat species.
			Proposed Mitigation Measure 6-9a: Avoid potential impacts to the American badger.
			Proposed Mitigation Measure 6-10a: Compensate for loss of Swainson's hawk foraging habitat.
			Proposed Mitigation Measure 6-11a: Avoid potential impacts to breeding burrowing owls.
			Proposed Mitigation Measure 6-12a: Prevent disturbance of nesting raptors.
			Proposed Mitigation Measure 6-13a: Comply with Placer County Tree Preservation Ordinance.
			Proposed Mitigation Measure 6-13b: Protect existing native trees not proposed for removal.
			Proposed Mitigation Measure 6-14a: Compensation for the removal of trees within the Doyle Ranch mitigation site.
			Proposed Mitigation Measure 6-16a: Avoid degradation of sensitive aquatic resources due to floodplain excavation.

Policy Number	Policy Text	Consistency	Analysis
			Recommended Mitigation Measure 6-17a: Protect existing elderberry shrubs. Recommended Mitigation Measure 6-18a: Complete
			formal wetland delineation, obtain Corps approval, and comply with Section 404 permit requirements prior to development of Plan Area parcels not owned or controlled by the Applicant.
Visual and Scenic R	esources		
1.K.3.	The County shall require that new development in rural areas incorporate landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas.	Consistent	The proposed large-lot Agricultural-10 uses would provide a transition area between urban scale residential use and the riparian corridor.
1.K.4.	The County shall require that new development incorporate sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines: a. Limit cuts and fills; b. Limit grading to the smallest practical area of land; c. Limit land exposure to the shortest practical amount of time; d. Replant graded areas to ensure establishment of plant cover before the next rainy season; and e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.	Consistent	The proposed project is designed to accommodate reasonable earthwork, cuts and fills that will be balanced, i.e., no import or export of materials will be required. The earthwork will be conducted in accordance with applicable regulations and will be approved by County staff.
1.K.5.	The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain.	Consistent	Grading on the level site would have negligible long-term visual effects. Visual impacts of exposed soil would be restored within months by Applicant-proposed re-seeding and revegetation measures. Utilities along internal Plan Area roadways would be placed underground.
1.L.4	The County shall provide for landscaping and/or landscaped mounding along designated scenic corridors where desirable to maintain and improve scenic qualities and	Consistent	There are no designated scenic corridors within the project viewshed. However, the project would incorporate landscaping and mounding in the landscape setbacks along PFE and Walerga

January 2008

Policy Number	Policy Text	Consistency	Analysis
	screen unsightly views.		Roads to screen walls and development, and to improve visual quality of the roadside foreground.
1.M.1.	The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced.	Consistent	The RVSP provides for residential development at a location designated for residential use under the Dry Creek West Placer Community Plan since 1990. Internally, the project provides a range of residential densities to improve the diversity of the neighborhood and to offer more choices to home buyers and renters.
Development Form	and Design		
1.0.1.	The County shall require all new development to be designed in compliance with applicable provisions of the Placer County Design Guidelines Manual.	Consistent with General Plan Amendment	The project will be reviewed by the County Design Review Committee for conformance with these guidelines. Proposed General Plan Amendment: Except as otherwise provided in the Design Guidelines of an approved Specific Plan, the
			County shall require all new development to be designed in compliance with applicable provisions of the Placer County Design Guidelines Manual.
1.0.2.	The County shall require that specific plans include design guidelines for all types of development within the area covered by the plan.	Consistent	The Applicant Team for the RVSP has developed design guidelines for the Plan Area, which are subject to review and approval by the County.
1.0.3.	The County shall require that all new development be designed to be compatible with the scale and character of the area. Structures, especially those outside of village, urban, and commercial centers, should be designed and located so that they do not silhouette against the sky above ridgelines or hilltops; Roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline; They fit the natural terrain; and They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts).	Consistent	The RVSP will result in development compatible in scale and character with the surrounding area. The site has relatively flat topography, and does not contain hilltops or ridgelines. Architectural features within each land use category are defined by the RVSP's Design Guidelines, and will not detract from the natural background of Dry Creek, the salient natural feature within the Specific Plan area. Development within the RVSP will be required to utilize earth tones and colors that complement, rather than contrast, with the environment. The project will be reviewed by the County Design Review Committee for conformance with these guidelines.

Policy Number	Policy Text	Consistency	Analysis
1.0.4.	The County shall require that new rural and suburban development be designed to preserve and maintain the rural character and quality of the County.	Consistent	The proposed project would preserve elements of the site's rural character through preservation of Dry Creek and open space corridors and associated new public access. The existing rural character would also be restored and, in the long run, enhanced through the following mitigation measures. With implementation of these mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 8-1c: Replace/plant native oaks within roadway rights-of-way and at gateway features Proposed Mitigation Measure 8-2a: Implement open space preservation, tree replacement, site landscaping, and project design measures Proposed Mitigation Measure 8-2b: Implement construction of Dry Creek Trail, other trails, and vineyards
1.O.5.	The County shall require that new development at entrances to rural communities be designed to include elements such as signage, landscaping, and appropriate architectural detailing to help establish distinct identities for such communities.	Consistent	Entrance and gateway design as described in the RVSP would be consistent with this policy.
1.0.6.	Historically or architecturally significant buildings should be preserved and not be substantially changed in exterior appearance in ways that diminish their historical character, unless doing so is necessary to avoid or mitigate hazards, and other means of mitigation are infeasible. Such structures should be preserved and used as focal points of community design.	Consistent	There are no historically or architecturally significant buildings within the Plan Area or offsite parcels which would be impacted by construction.
1.0.7.	The County shall require that mixed- use areas include community focal points to serve as gathering and/or destination points. Examples of focal points include civic centers, parks, fountains, monuments, and street vistas. On-site natural features, such as wetlands and streams, can also function as focal points.	Consistent	The RVSP site plan includes parks, open-space areas, and the preservation of Dry Creek, which could serve as destination points. Its Design Guidelines encourages fountains, public art, and plazas in the commercial site.

Policy Number	Policy Text	Consistency	Analysis
1.0.8.	The County shall, where appropriate, require new development to provide activity pockets along public sidewalks as pedestrian amenities, including such features as benches, sitting ledges, and mini-parks.	Consistent	The RVSP will provide landscaped trails through the Plan Area, connecting residential areas with one another, as well as with proposed parks and natural open space amenities. The design guidelines include a provision for benches and other pedestrian-friendly facilities along the open space areas and trails.
1.0.9.	The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.	Consistent	With implementation of the following mitigation measure, the proposed project would be consistent with this policy. Proposed Mitigation Measure 8-4b, Light and Glare Mitigation Measures, would require all project lighting to be shielded and directed so as to avoid all direct upward lighting, and all direct off-site lighting (light trespass).
2.A.5.	The County shall encourage "mixed- use" projects where housing is provided in conjunction with compatible non-residential uses.	Consistent	The RVSP's site plan includes a variety of uses that include residential, agricultural, commercial, open space and recreation, and public uses.
2.A.14.	Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.	Consistent	The RVSP's site plan concentrates most of its affordable housing units in the southwest corner of the Plan Area, at the intersection of Watt Avenue and PFE Road. In this manner, residents of the high-density residential community within the RVSP will have optimal access to transit opportunities, particularly the BRT route proposed along Watt Avenue. For this reason, it is deemed preferable from a planning standpoint to locate the high-density residential component of the RVSP at the selected location, rather than further away from transit corridors. Program level parcels will be required to provide affordable housing, which will serve to provide some dispersion of affordable housing throughout the specific plan area.

Policy Number	Policy Text	Consistency	Analysis			
Streets and Highwa	Streets and Highways					
3.A.1.	The County shall plan, design, and regulate roadways in accordance with the functional classification system described in Part I of this Policy Document and reflected in the Circulation Plan Diagram.	Consistent	The RVSP proposes roadway classification consistent with the Circulation Plan Diagram.			
3.A.2.	Streets and roads shall be dedicated, widened, and constructed according to the roadway design and access standards generally defined in Section I of this Policy Document and, more specifically, in community plans and the County's Highway Deficiencies Report. Exceptions to these standards may be necessary but should be kept to a minimum and shall be permitted only upon determination by the Public Works Director that safe and adequate public access and circulation are preserved by such exceptions.	Consistent	The proposed Riolo Vineyard Specific Plan illustrates the planned roadway improvements for internal streets and frontage streets. These improvements are consistent with the standards in the Placer County General Plan.			
3.A.3.	The County shall require that roadway rights-of way be wide enough to accommodate the travel lanes needed to carry long-range forecasted traffic volumes (beyond 2010), as well as any planned bikeways and required drainage, utilities, landscaping, and suitable separations. Minimum right-of-way criteria for each class of roadway in the County are specified in Part 1 of this Policy Document.	Consistent	The planned internal and frontage road rights-of-way are consistent with the standards in the Placer County General Plan and would accommodate projected 2025 traffic volumes.			
3.A.4.	On arterial roadways and thorough- fares, intersection spacing should be maximized. Driveway encroachments along collector and arterial roadways shall be minimized. Access control restrictions for each class of roadway in the County are specified in Part 1 of this Policy Document.	Consistent	The spacing of project intersections and driveways are consistent with the standards in the Placer County General Plan and has been reviewed and approved by County Department of Public Works staff.			
3.A.5.	Through-traffic shall be accommodated in a manner that discourages the use of neighborhood roadways, particularly local streets. This through-traffic, including through truck traffic, shall be directed to appropriate routes in order to maintain public safety and local quality of life.	Consistent	Figure 6.1 of the RVSP identifies the four- and six-lane arterials on the project frontage that would accommodate through traffic while the on-site, two-lane collectors and local residential streets would accommodate local traffic and residential access.			
3.A.6.	The County shall require all new development to provide off-street parking, either on-site or in consolidated lots or structures.	Consistent	Off-street parking is proposed for all components of the proposed project in compliance with County requirements.			

LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D." LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D." The County may allow exceptions to these levels of service standards shell be LOS "D." The County may allow exceptions to these levels of service standards where it finds that the improvements or other measures required to achieve the Los standards are unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors: The number of hours per day that the intersection of roadway segment would operate at conditions worse than the standard. The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations. The right-of-way needs and the physical impacts on surrounding properties. The visual aesthetics of the required improvement all impacts including air quality and noise impacts. Construction and right-of-way acquisition costs. The impacts on general safety. The impacts on quality of life as perceived by residents. Consideration of other environmental, social, or economic factors on which the County may base finding to allow an exceedance of the standards. Exceptions to the standards will only exceedance of the standards. Exceptions to the standards will only exceedance of the calcular and the standards. Exceptions to the standards will only exceedance of the calcular and the standards. Exceptions to the standards will only exceedance of the calcular and the standards. Exceptions to the standards will only exceedance of the standards. Exceptions to the standards will only exceedance of the standards.	Policy Number	Policy Text	Consistency	Analysis
Exceptions to the standards will only allowing any exception to the	-	The County shall develop and manage its roadway system to maintain the following minimum levels of service (LOS). LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D." LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D." The County may allow exceptions to these levels of service standards where it finds that the improvements or other measures required to achieve the Los standards are unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors: The number of hours per day that the intersection of roadway segment would operate at conditions worse than the standard. The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations. The right-of-way needs and the physical impacts on surrounding properties. The visual aesthetics of the required improvement and its impact on community identity and character. Environmental impacts including air quality and noise impacts. Construction and right-of-way acquisition costs. The impacts on general safety. The impacts on quality of life as perceived by residents. Consideration of other environmental, social, or economic factors on which the County may base finding to allow	Consistent with General Plan	The roadways within the proposed project would not exceed the Level of Service standards outlined in the Placer County General Plan. For most of the Placer County's roadways that serve the project site, mitigation measures were identified to mitigate project impacts under existing and cumulative conditions. Some roadways outside of the Specific Plan Area would exceed the Level of Services standards. A General Plan amendment is proposed to: allow for minimum Level of Service standards to be considered in the context of a community or specific plan; and to maintain a Level of Service standard no worse than specified in the Placer County Congestion Management Program (CMP) for the state highway system. Proposed General Plan Amendment: The County shall develop and manage its roadway system to maintain the following minimum levels of service (LOS), or as otherwise specified in a Community or Specific Plan. LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D." LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D." An LOS no worse than specified in the Placer County Congestion Management Program (CMP) for the state highway system. The County may allow
and options are explored, including consider the following factors:		be allowed after all feasible measures and options are explored, including		standards, the County shall consider the following factors: The number of hours per day

Policy Number	Policy Text	Consistency	Analysis
			roadway segment would operate at conditions worse than the standard.
			The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.
			The right-of-way needs and the physical impacts on surrounding properties.
			The visual aesthetics of the required improvement and its impact on community identity and character.
			Environmental impacts including air quality and noise impacts.
			Construction and right-of-way acquisition costs.
			The impacts on general safety.
			The impacts of the required construction phasing and traffic maintenance.
			The impacts on quality of life as perceived by residents.
			Consideration of other environmental, social, or economic factors on which the County may base finding to allow an exceedance of the standards.
			Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.
3.A.8.	The County's level of service standards for the State highway system shall be no worse than those adopted in the Placer County Congestion Management Program	Consistent with General Plan Amendment	A General Plan amendment is proposed to delete Policy 3.A.8 since the policy is proposed to be included in Policy 3.A.7, as described above.
	(CMP).		Proposed General Plan Amendment:
			The County's level of service standards for the State highway system shall be no worse than those adopted in the Placer County Congestion Management Program (CMP).
3.A.9.	The County shall work with neighboring jurisdictions to provide acceptable and compatible levels of service and joint funding on the roadways that may occur on the circulation network in the Cities and the unincorporated area.	Consistent	The Applicant and all future developers within the Plan Area will pay their pro-rata fair share contribution to regional transportation improvements, as described and defined by the Draft EIR.

Policy Number	Policy Text	Consistency	Analysis
3.A.10.	The County shall strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile.	Consistent	Planned improvements within the proposed Specific Plan area that provide alternatives to the automobile include bicycle lanes, pedestrian paths and transit stops. Additional mitigation includes partial funding of transit service. With implementation of the following mitigation measure, the proposed project would be consistent with this policy. Proposed Mitigation Measure 9-18a: Create a Community Service Area to Cover Transit Service.
3.A.11.	The County shall plan and implement a complete road network to serve the needs of local traffic. This road network shall include roadways parallel to regional facilities so that the regional roadway system can function effectively and efficiently. Much of this network will be funded and/or constructed by new development.	Consistent	The proposed project provides a complete onsite road network, and would contribute a fair share amount of construction costs to fund offsite and regional roadway construction and improvement.
3.A.12.	The County shall require an analysis of the effects of traffic from all land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. Such improvements may include a fair share of improvements that provide benefits to others.	Consistent with General Plan Amendment	A traffic analysis has been completed for the proposed Specific Plan. This analysis outlines the improvements necessary to mitigate traffic impacts resulting from buildout of the proposed Specific Plan. The project applicant will fund the proposed project's pro-rata fair share contribution of regional transportation improvements. Proposed General Plan Amendment: The County shall require an analysis of the effects of traffic from all land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project consistent with Policy 3.A.7. Such improvements may include a fair share of improvements that provide benefits to others.
3.A.13.	The County shall secure financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.	Consistent	The Applicant will construct improvements and/or pay its fair share contribution for improvements in a timely manner.

Policy Number	Policy Text	Consistency	Analysis
3.A.14.	The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system. Exceptions may be made.	Consistent	The Applicant proposes to pay Traffic Mitigation Fees to fund its fair share of regional transportation improvements and/or construct improvements for credit against fees.
Transit			
3.B.1.	The County shall work with transit providers to plan and implement additional transit services within and to the County that are timely, costeffective, and responsive to growth patterns and existing and future transit demand.	Consistent	The bus shelters provided as part of the proposed project will facilitate the extension of transit service to the Specific Plan area.
3.B.2.	The County shall promote the provision of high quality transit service in the transit corridors designated in Figure I-7 in Part I of this Policy Document.	Consistent	In the General Plan, the County has designated some "transit corridors" where "high capacity" transit service may be possible. The designation of these transit corridors is intended to promote transit use through land use and design standards that enhance transit accessibility. In the vicinity of the proposed Specific Plan area, the County has designated Watt Avenue as an "arterial transit corridor." In Sacramento County, Watt Avenue has been designated as a "Bus Rapid Transit" (BRT) corridor in the Metropolitan Transportation Plan. Provision of adequate right-of-way along Watt Avenue along the Specific Plan area for a potential exclusive BRT facility would require acquisition of right-of-way on the western side of Watt Avenue, because additional right-of-way along the eastern side of Watt Avenue would be precluded by the Roseville Public Cemetery.
3.B.3.	The County shall consider the need for future transit right-of-way in reviewing and approving plans for development. Rights-of-way may either be exclusive or shared with other vehicles.	Consistent	In the General Plan, the County has designated some "transit corridors" where "high capacity" transit service may be possible. The designation of these transit corridors is intended to promote transit use through land use and design standards that enhance transit accessibility. In the vicinity of the proposed Specific Plan area, the County has designated Watt Avenue as an "arterial transit corridor." In Sacramento County, Watt Avenue has been designated as

Policy Number	Policy Text	Consistency	Analysis
			a "Bus Rapid Transit" (BRT) corridor in the Metropolitan Transportation Plan. Provision of adequate right-of-way along Watt Avenue along the Specific Plan area for a potential exclusive BRT facility would require acquisition of right-of-way on the western side of Watt Avenue, because additional right-of-way along the eastern side of Watt Avenue would be precluded by the Roseville Public Cemetery.
3.C.1.	The County shall promote the use of transportation systems management (TSM) programs that divert automobile commute trips to transit, walking, and bicycling.	Consistent	The RVSP includes a pedestrian and bicycle network (Figure 6.13 of the Specific Plan). Transit proposals have not been fully developed.
Non-Motorized Trans	sportation		
3.D.1.	The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the County's major employment and housing areas and between its existing and planned bikeways.	Consistent	The RVSP contains a network of multiple-use trails in which bicyclists could use within the Plan Area. The trails would link to the regional Dry Creek Trail.
3.D.2.	The County shall work with neighboring jurisdictions to coordinate planning and development of the County's bikeways and multi-purpose trails with those of neighboring jurisdictions.	Consistent	The RVSP would include a 1.6-mile-long network of Class I trails for bicyclists. Additionally, 3.6 miles of Class II bicycle lanes would also be built in the Plan Area.
3.D.5.	The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.	Consistent	The RVSP would provide a 24-mile network of multiple-use trails, which could be used by pedestrians, bicyclists, and equestriennes.
3.D.7.	The County shall, where appropriate, require new development to provide sheltered public transit stops, with turnouts.	Consistent	The proposed project includes sheltered bus stops and turnouts.
3.E.3.	The County shall plan for and maintain a roadway system that provides for efficient and safe movement of goods within Placer County.	Consistent	The proposed project's fair share contribution to the regional roadway network would provide for the efficient and safe movement of goods.

Policy Number	Policy Text	Consistency	Analysis
General Public Facil	ities and Services		
4.A.1.	Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.	Consistent	The proposed project would fund its fair share of new public facilities, including parks, extensions of water, recycled water and sewer lines, and a pump station. Dedication of land within the Specific Plan for these facilities will be provided.
4.A.2.	The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met: The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is participant.	Consistent	This Draft EIR analyzes the impact of the proposed project on existing and public facilities and services and proposes new facilities which have been reviewed by County staff. The proposed new facilities are consistent with applicable plans.
4.A.3.	The County shall require that new urban development is planned and developed according to urban facility standards.	Consistent	The proposed project is planned to urban facility standards.
4.A.5.	The County shall ensure that library facilities are provided to current and future residents in the unincorporated area. The County shall also require new development to fund its fair share of library facilities.	Consistent	No library facilities are proposed within the Specific Plan Area. Residents would use other libraries within the County. Project residents will fund library services through participation in a Community Services District.
Public Facilities and Services Funding			
4.B.1.	The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.	Consistent	This Draft EIR provides analyses of the proposed project's impact on existing public services. As the proposed project would result in an increase in population that would use these services, the Draft EIR discusses mitigation measures that would ensure that the RVSP would pay its fair share for the costs of using existing facilities.

Policy Number	Policy Text	Consistency	Analysis
4.B.2.	The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generate significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.	Consistent	This Draft EIR provides analyses of the proposed project's impact on existing public services. As the proposed project would result in an increase in population that would use these services, the Draft EIR discusses mitigation measures that would ensure that the RVSP would pay its fair share for the costs of upgrading existing public facilities or construction of new facilities.
4.B.3.	The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. This includes working with the cities to require new development within city limits to mitigate impacts on Countywide facilities and services.	Consistent	The project proposes to pay its fair share of the cost of infrastructure improvements associated with extending utility services to the project.
4.B.6.	The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. A major project is a residential project with 100 or more dwelling units or a commercial, professional office or industrial development on 10 or more acres of land.	Consistent	A fiscal analysis for the proposed project has been prepared.
Water Supply and Do	elivery		
4.C.1.	The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.	Consistent	The PCWA SB 610 letter received for the project outlines current and planned water supply available in the area and concludes supply is sufficient to serve the proposed project. Delivery will be by Cal-Am as the water retailer, which will require annexation into Service Zone 1. Groundwater is not proposed to be extracted for domestic purposes.

Policy Number	Policy Text	Consistency	Analysis		
4.C.2.	The County shall approve new development based on the following guidelines for water supply: a. Urban and suburban development should rely on public water systems using surface supply. b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted. c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.	Consistent	RVSP will obtain water from PCWA delivered by Cal-Am. As the existing wells on the project-level parcels will be abandoned in accordance with state and local regulations, the Agricultural-10 parcels will use surface water. Future owners of AG-10 parcels may decide to apply to the County for a well permit. Granting of such a permit will be at the discretion of the County.		
4.C.4.	The County shall require that water supplies serving new development meet state water quality standards.	Consistent	The water provided by PCWA and Cal-Am meet state water quality standards.		
4.C.6.	The County shall promote efficient water use and reduced water demand by: a. Requiring water-conserving design and equipment in new construction; b. Encouraging water-conserving landscaping and other conservation measures; c. Encouraging retrofitting existing development with water-conserving devices; and d. Encouraging water-conserving agricultural irrigation practices.	Consistent	The RVSP would promote using recycled water for irrigation of landscaped areas and require the installation of water-saving devices in homes and commercial buildings such as low-flow plumbing fixtures. The Plan's other water-conservation strategies would include the use of native and drought-tolerant plants on landscape corridors, entrances, and street medians and the use of drip and low-flow irrigation systems.		
4.C.7.	The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.	Consistent	The project proposes to use recycled water as the main source of irrigation water for landscape corridors and public parks.		
Sewage Collection,	Sewage Collection, Treatment, and Disposal				
4.D.1.	The County shall limit the expansion of urban communities to areas where community wastewater treatment systems can be provided.	Consistent	The project is within the service area of the Dry Creek WWTP, and the Dry Creek WWTP has capacity to serve RVSP.		
4.D.2.	The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.	Consistent	It is assumed that a "will-serve" letter will be obtained from Placer County.		

Policy Number	Policy Text	Consistency	Analysis
4.D.3.	The County shall discourage extension of sewer service outside of city spheres of influence and community plan areas, except in limited circumstances to resolve a public health hazard resulting from existing development, or where there is a substantial overriding public benefit.	Consistent	The RVSP is within the Dry Creek/West Placer Community Plan area.
4.D.4.	The County shall promote efficient water use and reduced wastewater system demand by: a. Requiring water-conserving design and equipment in new construction; b. Encouraging retrofitting with water-conserving devices; and c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.	Consistent	The RVSP proposes waster conserving fixtures for the planned residential and commercial buildings. No significant existing fixtures will remain. The wastewater collection and transmission pipelines will be designed in conformance with County standards and will minimize inflow and infiltration.
4.D.5.	The County shall encourage pretreatment of commercial and industrial wastes prior to their entering community collection and treatment systems.	Consistent	No industrial or heavy commercial uses are currently expected. However if commercial uses that would warrant pre-treatment are selected, they will be required to conform to County policy related to pretreatment.
4.D.6.	The County shall promote functional consolidation of wastewater facilities.	Consistent	All wastewater and recycled water facilities are proposed to be co-located. The existing Dry Creek WWTP will be used for wastewater treatment of project wastewater, therefore no new wastewater treatment facilities are proposed. All wastewater collection will be located within planned street rights-of way and be directed to a common pump station for transmission to the Dry Creek WWTP. The planned recycled water transmission pipeline force main is proposed to be co-located with the planned wastewater force main along Dry Creek, leading to the recycled water pump station and storage tank which will be located adjacent to the planned wastewater collection pump station.

Policy Number	Policy Text	Consistency	Analysis
4.D.7.	The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.	Consistent	The project does not propose onsite sewage treatment and disposal facilities. All sewage will be conveyed to the off-site Dry Creek Wastewater Treatment Plant for treatment and disposal.
4.D.8.	The County shall require that the onsite treatment, development, operation, and maintenance of disposal systems complies with the requirements and standards of the County Division of Environmental Health.	Consistent	The project does not propose the treatment, development, operation, and maintenance of disposal systems within the Specific Plan Area. Disposal systems for potable, recycled, wastewater, and solid waste include conveyance to off-site locations.
Stormwater Drainage	е		
4.E.1.	The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.	Consistent	The RVSP would retain areas along the Southern Tributary and Dry Creek as open space.
4.E.2.	The County shall support efforts to acquire land or obtain easements for drainage and other public uses of floodplains where it is desirable to maintain drainage channels in a natural state.	Consistent	The project would retain and dedicate most of the area within the floodplain and along the creeks as open space.
4.E.4.	The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County Land Development Manual.	Consistent	The project has prepared plans and drainage studies in accordance with these Manuals and submitted them to the County for review and approval.
4.E.5.	The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.	Consistent	The project will comply with the Grading Ordinance and Flood Damage Prevention Ordinance.
4.E.6.	The County shall continue to support the programs and policies of the watershed flood control plans developed by the Flood Control and Water Conservation District.	Consistent	The project will comply with the requirements of the PCFCWCD.
4.E.8.	The County shall consider recreational opportunities and aesthetics in the design of stormwater ponds and conveyance facilities.	Consistent	The project would include parks and trails within the floodplain and along the Southern Tributary, which convey stormwater flows.

Policy Number	Policy Text	Consistency	Analysis
4.E.9.	The County shall encourage good soil conservation practices in agricultural and urban areas and carefully examine the impact of proposed urban developments with regard to drainage courses.	Consistent	The project, as planned and with mitigation identified in this Draft EIR, will ensure proper design and construction methods relative to existing drainages. With implementation of the following mitigation measure, the proposed project would be consistent with this policy.
			Proposed Mitigation Measure 12-1a: Submit Improvement Plans.
			Proposed Mitigation Measure 12-1b: Comply with the County Grading Ordinance.
			Proposed Mitigation Measure 12-3b: Comply with NPDES requirements for construction.
			Proposed Mitigation Measure 12-3c: Comply with NPDES Phase II requirements.
			Proposed Mitigation Measure 12-3d: Prepare and implement stormwater pollution prevention plan for construction.
			Proposed Mitigation Measure 13-2a: Prepare and submit project-specific drainage report.
			Proposed Mitigation Measure 13-2b: Evaluate downstream offsite drainage facilities.
			Proposed Mitigation Measure 13-2c: Submit one-time Dry Creek watershed drainage improvement fee.
			Proposed Mitigation Measure 13-2d: Submit annual Dry Creek watershed drainage improvement fee.
			Proposed Mitigation Measure 13-4b: Prepare site- specific BMP plan.
			Proposed Mitigation Measure 13-4c: Maintain BMPs.
			Proposed Mitigation Measure 13-4e: Design and construct LID measures that comply with performance measures.

Policy Number	Policy Text	Consistency	Analysis
4.E.10.	The County shall strive to improve the quality of runoff from urban and suburban development through use of appropriate and feasible mitigation measures including, but not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, and other best management practices (BMPs).	Consistent	The RVSP would include Best Management Practices to reduce impacts to water quality to the maximum extent practicable. In addition, the following mitigation measure identifies feasible measures to improve the quality of runoff from development: Proposed Mitigation Measure 13-4e: Design and construct LID measures that comply with performance measures Note: A separate Stormwater Quality Management Plan has not been prepared for the RVSP, although the Preliminary Drainage Plan identifies BMPs.
4.E.11.	The County shall require new development to adequately mitigate increases in stormwater peak flows and/or volume. Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County.	Consistent	Project must comply with the Dry Creek Watershed Interim Drainage Improvements Ordinance (Ref. Article 15.32, formerly Chapter 4, Subchapter 20, Placer County Code).
4.E.12.	The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.	Consistent	The RVSP would retain areas along the Southern Tributary and Dry Creek as open space.
4.E.13.	The County shall require that new development conforms to the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.	Consistent	The project will comply with these requirements.
4.E.14.	The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.	Consistent	With respect to runoff quantity, the Project must comply with the Dry Creek Watershed Interim Drainage Improvements Ordinance (Ref. Article 15.32, formerly Chapter 4, Subchapter 20, Placer County Code). Due to the location of the site within the Dry Creek watershed, detention of stormwater flows are not recommended by the PCFCWCD.

Policy Number	Policy Text	Consistency	Analysis
4.E.15.	The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District).	Consistent	The RVSP would include Best Management Practices to reduce impacts to water quality to the maximum extent practicable in accordance with the RWQCB's and County's requirements. In addition, the following mitigation measure identifies feasible measures to improve the quality of runoff from development: Proposed Mitigation Measure 13-4e: Design and construct LID measures that comply with performance measures. Note: A separate Stormwater Quality Management Plan has not been prepared for the RVSP, although the Preliminary Drainage Plan identifies BMPs.
Flood Protection			
4.F.1.	The County shall require that arterial roadways and expressways, residences, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event.	Consistent	The RVSP will not construct any on-site arterial roadways, structures, or public facilities below the 100-year flood elevation. Where construction is proposed within the 100-year floodplain, fill will raise the elevation as needed. Compensating flood storage will also be provided.
4.F.2.	The County shall recognize floodplains as a potential public resource to be managed and maintained for the public's benefit.	Consistent	The majority of the existing floodplain area within the RVSP would remain as undeveloped open space and managed for public benefit. While the RVSP proposes minor encroachments within the existing defined floodplain (as described in the Draft EIR), structures in such areas would be constructed on fill and raised above the 100-year flood elevation. Volumetric compensation for this fill would be provided through excavation within the floodplain, resulting in no significant net increase in flood risk associated with post-development conditions.
4.F.4.	The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain	Consistent	To support the proposed project, the Applicant has prepared a Preliminary Drainage Master Plan that evaluated potential flood hazards before and after development. As project-specific land uses and designs are developed, the floodplain

Policy Number	Policy Text	Consistency	Analysis
	boundaries under fully-developed, unmitigated runoff conditions.		analyses would be further refined. The 100-year floodplain limits would be delineated on grading and site plans submitted to the County with project-specific developments.
4.F.5.	The County shall attempt to maintain natural conditions within the 100-year floodplain of all rivers and streams except under the following circumstances: a. Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Game regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or b. When facilities for the treatment of urban runoff can be located in the floodplain, provided that there is no destruction of riparian vegetation.	Consistent	The RVSP would include some development and fill within the existing floodplain such that the floodplain boundary would be altered. A Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) would be obtained from FEMA to establish the post-project floodplain. The post-project floodplain would be kept as agricultural land or open space.
4.F.7.	The County shall cooperate with the Placer County Flood Control and Water Conservation District surrounding jurisdictions, the cities in the County, and other public agencies in planning and implementing regional flood control improvements.	Consistent	The project must comply with the Placer County's Dry Creek Watershed Drainage Improvement ordinance, which requires new development that increases impervious surface areas within the Dry Creek watershed to pay fees to fund drainage improvement projects within Placer County.
4.F.10.	The County shall preserve or enhance the aesthetic qualities of natural drainage courses in their natural or improved state compatible with flood control requirements and economic, environmental, and ecological factors.	Consistent	The RVSP would retain areas along the Southern Tributary and Dry Creek as open space.
4.F.12.	The County shall promote the use of natural or non-structural flood control facilities, including off-stream flood control basins, to preserve and enhance creek corridors.	Consistent	The RVSP would include Best Management Practices to reduce impacts to water quality to the maximum extent practicable in accordance with the RWQCB's and County's requirements. These would include vegetated swales. Note: A separate Stormwater Quality Management Plan has not been prepared for the RVSP, although the Preliminary Drainage Plan identifies BMPs.

Policy Number	Policy Text	Consistency	Analysis		
4.F.14.	The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County's Land Development Manual.	Consistent	Storm drain systems would be designed in accordance with the requirements of the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County's Land Development Manual.		
Police					
4.H.1.	Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population): a. 1:1,000 for unincorporated areas b. 1:7 for jail population c. 1:16,000 total County population for court and civil officers	Consistent	This Draft EIR provides analyses of the proposed project's impact on the provision of law enforcement. The proposed project would result in an increase in population that would use these services. With implementation of the following mitigation measure, the proposed project would be consistent with this policy. Proposed Mitigation Measure 14-14a: Provide funding for additional law enforcement personnel and equipment to serve the Plan Area.		
4.H.2.	The County Sheriff shall strive to maintain the following average response times for emergency calls for service: a. 6 minutes in urban areas b. 8 minutes in suburban areas c. 15 minutes in rural areas d. 20 minutes in remote rural areas	Consistent	With implementation of the following mitigation measure, the proposed project would be consistent with this policy. Proposed Mitigation Measure 14-14a: Provide funding for additional law enforcement personnel and equipment to serve the Plan Area.		
4.H.5.	The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design.	Consistent	With implementation of the following mitigation measure, the proposed project would be consistent with this policy. Proposed Mitigation Measure 14-14b: Implement Crime Prevention through Environmental Design in cooperation with the Placer County Sheriff's Department.		
Fire Protection Services					
4.1.3.	The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.	Consistent	This Draft EIR provides analyses of the proposed project's impact on the provision of law enforcement. The proposed project would result in an increase in population that would use these services. With implementation of the following		

Policy Number	Policy Text	Consistency	Analysis
			mitigation measure, the proposed project would be consistent with this policy. Proposed Mitigation Measure 14-13a: Fund additional fire protection staff to maintain required staffing ratios.
4.1.9.	The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.	Consistent	The proposed development is being reviewed for compliance with fire safety standards by the Placer County Fire Department.
Schools			
4.J.5.	The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and cost, and minimize safety problems.	Consistent	One middle school and one high school are located within one-half mile of the Plan Area. An elementary school located south of the Plan Area is scheduled to open in Fall 2012.
4.J.7.	The County shall consider school district plans in establishing acceptable levels of service for schools, determining school location and land and facility needs, and determining appropriate financing methods. The County should designate existing and future school sites in community plans and specific plans to accommodate school district needs.	Consistent	The County has not required designation of a school site in the Riolo Vineyard Specific Plan area. The Specific Plan area would be served by the existing middle school and proposed elementary school south of the Plan Area across PFE Road.
4.J.13.	Before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.	Consistent	Government Code Sections 65995 and 65996, enacted in 1998, have pre-empted and limited the ability of local jurisdictions to exercise their police power to mitigate school impacts beyond the requirements of state law. Permitted mitigation for school enrollment increased impacts is limited to the Stateauthorized statutory authority of school districts to impose maximum school impact fees in accordance with Government Code Section 65995. Development within the RVSP will contribute statutory school facilities fees as required by law.

Policy Number	Policy Text	Consistency	Analysis		
Recreational and Cultural Resources					
5.A.1.	The County shall strive to achieve and maintain a standard of 5 acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 population.	Consistent	The RVSP would provide the required acreage for park and open space areas, or in-lieu fees as approved by the Parks Division of the Department of Facility Services.		
5.A.2.	The County shall strive to achieve the following park facility standards: a. 1 tot lot per 1,000 residents b. 1 playground per 3,000 residents c. 1 tennis court per 6,000 residents d. 1 basketball court per 6,000 residents e. 1 hardball diamond per 3,000 residents f. 1 softball/little league diamond per 3,000 residents g. 1 mile of recreation trail per 1,000 residents h. 1 youth soccer field per 2,000 residents i. 1 adult field per 2,000 residents j. 1 golf course per 50,000 residents	Consistent	The RVSP would provide the required park facilities or pay the appropriate in lieu fees.		
5.A.3.	The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development.	Consistent	The RVSP would provide the required acreage for park and open space areas.		
5.A.4.	The County shall consider the use of the following open space areas as passive parks to be applied to the requirement for 5 acres of passive park area for every 1,000 residents. a. Floodways b. Protected riparian corridors and stream environment zones c. Protected wildlife corridors d. Greenways with the potential for trail development e. Open water (e.g., ponds, lakes, and reservoirs) f. Protected woodland areas g. Protected sensitive habitat areas providing that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species.) Buffer areas are not considered as passive park areas if such areas are delineated by setbacks within private	Consistent	The RVSP would provide about 123.9 acres of natural open space. About 120 acres of this area is land that runs along Dry Creek's riparian corridor and primarily consists of floodplains and seasonal wetland habitat.		

Policy Number	Policy Text	Consistency	Analysis
	property. Where such areas are delineated by public easements or are held as common areas with homeowner/property owner access or public access, they will be considered as passive park areas provided that there are opportunities for passive recreational use.		
5.A.5.	The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.	Consistent	The RVSP would provide the required acreage for park and open space areas or pay in lieu fees for public recreation facilities.
5.A.8.	The County shall strive to maintain a well-balanced distribution of local parks, considering the character and intensity of present and planned development and future recreation needs.	Consistent	The RVSP would provide the required acreage for park and open space areas or would pay the appropriate in lieu fees.
5.A.10.	The County shall ensure that park design is appropriate to the recreational needs and, where feasible, access capabilities of all residents, employees, and visitors of Placer County.	Consistent	The RVSP would provide the required park facilities and amenities for residents in the Plan Area. Parks within the Plan Area will be accessible as required by ADA standards. The Specific Plan includes the following Open Space, Park land, and Trails Policy: "O. All park safety and maintenance standards shall comply with County and American with Disabilities (ADA) standards."
5.A.22.	The County shall encourage compatible recreational use of riparian areas along streams and creeks where public access can be balanced with environmental values and private property rights.	Consistent	The RVSP proposes open space and agricultural uses immediately adjacent to Dry Creek's riparian areas. Additionally, it includes subsidiary trails from the residences that would connect people to the regional Dry Creek trail.
5.A.23.	The County shall require that park and recreation facilities required in conjunction with new development be developed in a timely manner so that such facilities are available concurrently with new development.	Consistent	The phasing plan provided by the Applicant in November 2007 (Figure 3-27) shows that two parks will be developed in conjunction with residential units and two Agricultural-10 lots during Phase A. Phases B, C, and D include development of residential units only. Phase E would include the development of one park, residential units, and four Agricultural-10 lots.

Policy Number	Policy Text	Consistency	Analysis
Recreational Trails			
5.C.1.	The County shall support development of a Countywide trail system designed to achieve the following objectives: a. Provide safe, pleasant, and convenient travel by foot, horse, or bicycle; b. Link residential areas, schools, community buildings, parks, and other community facilities within residential developments. Whenever possible trails should connect to the Countywide trail system, regional trails, and the trail or bikeways plans of cities; c. Provide access to recreation areas, major waterways, and vista points; d. Provide for multiple uses (i.e., pedestrian, equestrian, bicycle); e. Use public utility corridors such as power transmission line easements, railroad rights-ofway, irrigation district easements, and roadways; f. Whenever feasible, be designed to separate equestrian trails from cycling paths, and to separate trails from the roadway by the use of curbs, fences, landscape buffering, and/or spatial distance; g. Connect commercial areas, major employment centers, institutional uses, public facilities, and recreational areas with residential areas; and h. Protect sensitive open space and natural resources.	Consistent	The RVSP would construct the regional Dry Creek trail and proposes open space and agricultural uses immediately adjacent to Dry Creek's riparian areas. The Dry Creek trail would be a Class I facility that allows travel pedestrians, bicyclists, and equestriennes. Additionally, the RVSP would include subsidiary trails from the residences that would connect residential areas to the regional Dry Creek trail. The Dry Creek trail would also serve as a maintenance and access road to the proposed wastewater force main.
5.C.3.	The County shall work with other public agencies to coordinate the development of equestrian, pedestrian, and bicycle trails.	Consistent	The RVSP would construct the regional Dry Creek trail within the Specific Plan area and proposes open space and agricultural uses immediately adjacent to Dry Creek's riparian areas. The Dry Creek trail would be a Class I facility that allows travel pedestrians, bicyclists, and equestriennes. Additionally, the RVSP would include subsidiary trails from the residences that would connect people to the regional Dry Creek trail.

Policy Number	Policy Text	Consistency	Analysis
5.C.4.	The County shall require the proponents of new development to dedicate rights-of-way and/or the actual construction of segments of the Countywide trail system pursuant to trails plans contained in the County's various community plans.	Consistent	The RVSP would construct the regional Dry Creek trail within the Specific Plan area and proposes open space and agricultural uses immediately adjacent to Dry Creek's riparian areas. The Dry Creek trail would be a Class I facility that allows travel pedestrians, bicyclists, and equestriennes. Additionally, the RVSP would include subsidiary trails from the residences that would connect people to the regional Dry Creek trail.
Cultural Resources			
5.D.3.	The County shall solicit the views of the Native American Heritage Commission and/or the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.	Consistent	Consultation with both the Native American Heritage Commission and the local Native American community was conducted as part of the preparation of this Draft EIR. Additionally, as part of Senate Bill 18 (SB 18) consultation process with the United Auburn Indian Community (Tribe), the County has agreed to provide the Tribe with the Cultural Resources Report for projects proposed in Placer County. Consequently, the County will requesting the Applicant and EIR preparers collaborate and provide an exhibit of their respective site plans that shows the location of any known or identified historic/pre-historic resources within the boundaries of their project site (in relationship to proposed land uses). This exhibit will be used by the County for its continued consultation with the Tribe. Because of the sensitivity of the information and consistent with state law, the County will not make this exhibit available to the public.
5.D.7.	The County shall require that discretionary development projects are designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts,	Consistent	Cultural resources inventories (i.e., archaeology, historic architecture, and paleontology) of the Plan Area were conducted by qualified consultants. Based on the results of these efforts, potential impacts to cultural resources were identified. Following the identification of these impacts, mitigation measures were developed that

Policy Number	Policy Text	Consistency	Analysis
	significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question.		would mitigate these impacts to less than significant levels in accordance with stated County policies.
Water Resources			
6.A.1.	The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species (see discussion of sensitive habitat buffers in Part I of this Policy Document). Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided. The County may, however, allow exceptions, such as in the following cases: a. Reasonable use of the property would otherwise be denied; b. The location is necessary to avoid or mitigate hazards to the public; c. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or d. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.	Consistent	Except for roads and other infrastructure facilities, the RVSP incorporates open space buffers of 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones and wetlands. With implementation of these Specific Plan features and the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction. Proposed Mitigation Measure 6-3a: Conduct focused surveys for special-status plant species in suitable habitat in portions of the study area that have not been surveyed. If present, comply with USFWS or CDFG mitigation requirements, and prepare a detailed mitigation/conservation plan, as appropriate. Proposed Mitigation Measure 6-4a: Avoid and compensate for potential impacts to special-status branchiopods. Proposed Mitigation Measure 6-5a: Provide 100-foot buffer around Dry Creek during construction. Proposed Mitigation Measure 6-6a: Avoid potential impacts to western pond turtle. Proposed Mitigation Measure 6-8a: Avoid potential impacts to special-status bat species. Proposed Mitigation Measure 6-9a: Avoid potential impacts to special-status bat species. Proposed Mitigation Measure 6-9a: Avoid potential impacts to the American badger. Proposed Mitigation Measure 6-9a: Compensate for

Policy Number	Policy Text	Consistency	Analysis
			loss of Swainson's hawk foraging habitat. Proposed Mitigation Measure 6-11a: Avoid potential impacts to breeding burrowing owls. Proposed Mitigation Measure 6-12a: Prevent disturbance of nesting raptors. Proposed Mitigation Measure 6-13a: Comply with Placer County Tree Preservation Ordinance. Proposed Mitigation Measure 6-13b: Protect existing native trees not proposed for removal. Proposed Mitigation Measure 6-16a: Avoid degradation of sensitive aquatic resources due to floodplain excavation. Recommended Mitigation Measure 6-17a: Protect existing elderberry shrubs. Recommended Mitigation Measure 6-17b: Compensation for impacts to elderberry shrubs.
6.A.2.	The County shall require all development in the 100-year floodplain to comply with the provisions of the Placer County Flood Damage Prevention Ordinance.	Consistent	The project will comply with this ordinance.
6.A.3.	The County shall require development projects proposing to encroach into a creek corridor or creek setback to do one or more of the following, in descending order of desirability: a. Avoid the disturbance of riparian vegetation; b. Replace riparian vegetation (on- site, in-kind); c. Restore another section of creek (in-kind); and/or d. Pay a mitigation fee for restoration elsewhere (e.g., wetland mitigation banking program).	Consistent	Development within the RVSP would not encroach within a creek corridor or creek setback.
6.A.4.	Where creek protection is required or proposed, the County should require public and private development to: a. Preserve creek corridors and creek setback areas through easements or dedication. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other	Consistent	The proposed project includes recreation access to the Open Space along Dry Creek. Construction near Dry Creek would be limited to placement of below-ground water and sewer lines and construction of the Dry Creek trail. The proposed Dry Creek trail would be dedicated to

Policy Number	Policy Text	Consistency	Analysis
	development) shall be located to optimize resource protection. If a creek is proposed to be included within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval; b. Designate such easement or dedication acres (as described in		the County. Trail and creek corridor maintenance would be provided through annexation to an existing CSA or as part of the formation of a new CSA.
	a., above) as open space; c. Protect creek corridors and their habitat value by actions such as: 1) providing an adequate creek setback, 2) maintaining creek corridors in an essentially natural state, 3) employing creek restoration techniques where restoration is needed to achieve a natural creek corridor, 4) utilizing riparian vegetation within creek corridors, and where possible, within creek setback areas, 5) prohibiting the planting of invasive, non-native plants (such as vinca major and eucalyptus) within creek corridors or creek setbacks, and 6) avoiding tree removal within creek corridors;		
	d. Provide recreation and public access near creeks consistent with other General Plan policies:		
	e. Use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas.		
	f. Provide for long-term creek corridor maintenance by providing a guaranteed financial commitment to the County which accounts far all anticipated activities.		

Policy Number	Policy Text	Consistency	Analysis			
6.A.5.	The County shall continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BMPs for agricultural activities.	Consistent	Agricultural policies included in the RVSP are designed to limit run-off into water bodies in the Plan Area. The County will require the use of feasible and practical BMPs to protect Dry Creek and the Southern Tributary. In addition, the following mitigation measure identifies feasible measures to improve the quality of runoff from development: Proposed Mitigation Measure 13-4e: Design and construct LID measures that comply with performance measures.			
6.A.6.	The County shall require that natural watercourses are integrated into new development in such a way that they are accessible to the public and provide a positive visual element.	Consistent	Both the creek and existing drainages would be preserved as open space and provided with public access via new trails.			
6.A.7.	The County shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat.	Consistent	With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 13-4b: Prepare site-specific BMP plan. Proposed Mitigation Measure 13-5f: Prohibit grading activities within post-project floodplain.			
6.A.9.	The County shall require that newly created parcels include adequate space outside of watercourses' setback areas to ensure that property owners will not place improvements (e.g., pools, patios, and appurtenant structures) within areas that require protection.	Consistent	The RVSP would retain areas along the Southern Tributary and Dry Creek as open space and preserve required setbacks. Development within the RVSP would not place appurtenant structures and improvements that are subject to flood damage within watercourse setback areas.			
Wetland and Riparia	Wetland and Riparian Areas					
6.B.1.	The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.	Consistent	The Draft EIR proposes mitigation measures that require no net loss of wetland areas that are regulated by the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and the State Department of Fish and Game. With implementation of the following mitigation measures, the proposed project would be consistent with this policy.			

Policy Number	Policy Text	Consistency	Analysis
			Proposed Mitigation Measure 6-1a: Compensate for loss of jurisdictional and non- jurisdictional wetlands in accordance with Corps Section 404 Permit and RWQCB requirements.
			Proposed Mitigation Measure 6-1b: Obtain written Corps approval of offsite wetland delineation, and comply with Section 404 permit requirements prior to offsite construction.
			Proposed Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction.
			Recommended Mitigation Measure 6-18a: Complete formal wetland delineation, obtain Corps approval, and comply with Section 404 permit requirements prior to development of Plan Area parcels not owned or controlled by the Applicant.
6.B.2.	The County shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) avoidance; (2) where avoidance is not possible,	Consistent	The Draft EIR proposes mitigation measures that require no net loss of regulated and non-regulated wetland areas. The proposed measures require avoidance, minimization, and compensation. With implementation of the
	minimization of impacts on the resource; or (3) compensation, including use of a mitigation banking program that provides the		following mitigation measures, the proposed project would be consistent with this policy.
	opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.		Proposed Mitigation Measure 6-1a: Compensate for loss of jurisdictional and non- jurisdictional wetlands in accordance with Corps Section 404 Permit and RWQCB requirements.
			Proposed Mitigation Measure 6-1b: Obtain written Corps approval of offsite wetland delineation, and comply with Section 404 permit requirements prior to offsite construction.
			Proposed Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction.

Policy Number	Policy Text	Consistency	Analysis
			Proposed Mitigation Measure 6-1d: Design final drainage master plan facilities to ensure that drainage features will avoid impacts to wetlands and other jurisdictional waters. Recommended Mitigation Measure 6-18a: Complete formal wetland delineation, obtain Corps approval, and comply with Section 404 permit requirements prior to development of Plan Area parcels not owned or controlled by the Applicant.
6.B.3.	The County shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.	Consistent	The RVSP incorporates open space buffers that will reduce the potential that pollutants and siltation will significantly affect the value or function of wetlands. Additionally, with implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 12-1a: Submit Improvement Plans. Proposed Mitigation Measure 12-1b: Comply with the County Grading Ordinance, Proposed Mitigation Measure 12-3b: Comply with NPDES requirements for construction. Proposed Mitigation Measure 12-3c: Comply with NPDES Phase II requirements. Proposed Mitigation Measure 12-3d: Prepare and implement stormwater pollution prevention plan for construction. Proposed Mitigation Measure 13-4e: Design and construct LID measures that comply with performance
6.B.4.	The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species.	Consistent	measures. The Draft EIR identifies the remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species. The open space buffers that are designated in the RVSP will conserve important upland habitats

Policy Number	Policy Text	Consistency	Analysis
			adjacent to wetlands and riparian areas.
			Except for roads and other infrastructure facilities, the RVSP incorporates open space buffers of 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones and wetlands.
			With implementation of these Specific Plan features and the following mitigation measures, the proposed project would be consistent with this policy.
			Proposed Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction.
			Proposed Mitigation Measure 6-3a: Conduct focused surveys for special-status plant species in suitable habitat in portions of the study area that have not been surveyed. If present, comply with USFWS or CDFG mitigation requirements, and prepare a detailed mitigation/conservation plan, as appropriate.
			Proposed Mitigation Measure 6-4a: Avoid and compensate for potential impacts to special-status branchiopods.
			Proposed Mitigation Measure 6-5a: Provide 100-foot buffer around Dry Creek during construction.
			Proposed Mitigation Measure 6-6a: Avoid potential impacts to western pond turtle. Proposed Mitigation Measure 6-9a: Avoid potential impacts to the American badger.
			Proposed Mitigation Measure 6-16a: Avoid degradation of sensitive aquatic resources due to floodplain excavation.
6.B.5.	The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given	Consistent	The Draft EIR requires the Applicant to employ measures to avoid, minimize, and compensate for impacts to regulated wetlands to ensure no net loss. On-site creation is proposed by the

Policy Number	Policy Text	Consistency	Analysis
	project, (a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. The County shall continue to implement and refine criteria for determining when an alteration to a wetland is considered a less-than-significant impact under CEQA.		Applicant at a 2:1 ratio. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-1a: Compensate for loss of jurisdictional and non-jurisdictional wetlands in accordance with Corps Section 404 Permit and RWQCB requirements. Proposed Mitigation Measure 6-1b: Obtain written Corps approval of offsite wetland delineation, and comply with Section 404 permit requirements prior to offsite construction. Proposed Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction. Recommended Mitigation Measure 6-18a: Complete formal wetland delineation, obtain Corps approval, and comply with Section 404 permit requirements prior to development of Plan Area parcels not owned or controlled by the Applicant.
Fish and Wildlife Ha	bitat		
6.C.1.	The County shall identify and protect significant ecological resource areas and other unique wildlife habitats critical to protecting and sustaining wildlife populations. Significant ecological resource areas include the following: a. Wetland areas including vernal pools. b. Stream environment zones. c. Any habitat for rare, threatened or endangered animals or plants. d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat. e. Large areas of non-fragmented natural habitat, including Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat. f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream	Consistent	The Draft EIR identifies significant ecological resource areas and other unique wildlife habitats in the Plan Area that are critical to protecting and sustaining wildlife populations. Mitigation measures are proposed in the Draft EIR that will avoid and minimize potential adverse effects of the project to these resources. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-1a: Compensate for loss of jurisdictional and non-jurisdictional wetlands in accordance with Corps Section 404 Permit and RWQCB requirements.

Policy Number	Policy Text	Consistency	Analysis
	environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.		Measure 6-1b: Obtain written Corps approval of offsite wetland delineation, and comply with Section 404 permit requirements prior to offsite construction.
	g. Important spawning areas for anadramous fish.		Proposed Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction.
			Proposed Mitigation Measure 6-3a: Conduct focused surveys for special-status plant species in suitable habitat in portions of the study area that have not been surveyed. If present, comply with USFWS or CDFG mitigation requirements, and prepare a detailed mitigation/conservation plan, as appropriate.
			Proposed Mitigation Measure 6-4a: Avoid and compensate for potential impacts to special-status branchiopods.
			Proposed Mitigation Measure 6-5a: Provide 100-foot buffer around Dry Creek during construction.
			Proposed Mitigation Measure 6-6a: Avoid potential impacts to western pond turtle.
			Proposed Mitigation Measure 6-8a: Avoid potential impacts to special-status bat species.
			Proposed Mitigation Measure 6-9a: Avoid potential impacts to the American badger.
			Proposed Mitigation Measure 6-10a: Compensate for loss of Swainson's hawk foraging habitat.
			Proposed Mitigation Measure 6-11a: Avoid potential impacts to breeding burrowing owls.
			Proposed Mitigation Measure 6-12a: Prevent disturbance of nesting raptors.
			Proposed Mitigation Measure 6-13a: Comply with Placer County Tree Preservation Ordinance.
			Proposed Mitigation Measure 6-13b: Protect existing

Policy Number	Policy Text	Consistency	Analysis
			native trees not proposed for removal. Proposed Mitigation Measure 6-14a: Compensation for the removal of trees within the
			Doyle Ranch mitigation site. Proposed Mitigation Measure 6-16a: Avoid degradation of sensitive aquatic resources due to floodplain excavation.
			Recommended Mitigation Measure 6-17a: Protect existing elderberry shrubs.
			Recommended Mitigation Measure 6-17b: Compensation for impacts to elderberry shrubs.
			Recommended Mitigation Measure 6-18a: Complete formal wetland delineation, obtain Corps approval, and comply with Section 404 permit requirements prior to development of Plan Area parcels not owned or controlled by the Applicant.
			13-4a: Implement Mitigation Measure 12-3c (Comply with NPDES Phase II requirements).
			Proposed Mitigation Measure 13-4b: Prepare site- specific BMP plan.
			Proposed Mitigation Measure 13-4c: Maintain BMPs.
			Proposed Mitigation Measure 13-4d: Implement Mitigation Measure 14-4a (Design onsite and offsite pipelines to have watertight joints in accordance with Placer County standards).
			Proposed Mitigation Measure 13-4e: Design and construct LID measures that comply with performance measures.
6.C.2.	The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the reasonable value of the habitat for wildlife is maintained.	Consistent	The RVSP includes open space designations that will protect and maintain the habitat value of the existing riparian areas adjacent to Dry Creek. Additionally, the Draft EIR proposes measures to avoid and minimize areas known to have particular value for wildlife.

Policy Number	Policy Text	Consistency	Analysis
			With implementation of the following mitigation measures, the proposed project would be consistent with this policy.
			Proposed Mitigation Measure 6-1a: Compensate for loss of jurisdictional and non-jurisdictional wetlands in accordance with Corps Section 404 Permit and RWQCB requirements.
			Proposed Mitigation Measure 6-1b: Obtain written Corps approval of offsite wetland delineation, and comply with Section 404 permit requirements prior to offsite construction.
			Proposed Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction.
			Proposed Mitigation Measure 6-3a: Conduct focused surveys for special-status plant species in suitable habitat in portions of the study area that have not been surveyed. If present, comply with USFWS or CDFG mitigation requirements, and prepare a detailed mitigation/conservation plan, as
			appropriate. Proposed Mitigation Measure 6-4a: Avoid and compensate for potential impacts to special-status branchiopods.
			Proposed Mitigation Measure 6-5a: Provide 100-foot buffer around Dry Creek during construction.
			Proposed Mitigation Measure 6-6a: Avoid potential impacts to western pond turtle.
			Proposed Mitigation Measure 6-8a: Avoid potential impacts to special-status bat species.
			Proposed Mitigation Measure 6-9a: Avoid potential impacts to the American badger.
			Proposed Mitigation Measure 6-10a: Compensate for loss of Swainson's hawk foraging habitat.

Policy Number	Policy Text	Consistency	Analysis
			Proposed Mitigation Measure 6-11a: Avoid potential impacts to breeding burrowing owls.
			Proposed Mitigation Measure 6-12a: Prevent disturbance of nesting raptors.
			Proposed Mitigation Measure 6-16a: Avoid degradation of sensitive aquatic resources due to floodplain excavation.
			Recommended Mitigation Measure 6-18a: Complete formal wetland delineation, obtain Corps approval, and comply with Section 404 permit requirements prior to development of Plan Area parcels not owned or controlled by the Applicant.
			Proposed Mitigation Measure 13-4a: Implement Mitigation Measure 12-3c (Comply with NPDES Phase II requirements).
			Proposed Mitigation Measure 13-4b: Prepare site- specific BMP plan.
			Proposed Mitigation Measure 13-4c: Maintain BMPs.
			Proposed Mitigation Measure 13-4d: Implement Mitigation Measure 14-4a (Design onsite and offsite pipelines to have watertight joints in accordance with Placer County standards).
			Proposed Mitigation Measure 13-4e: Design and construct LID measures that comply with performance measures.
6.C.5.	The County shall require mitigation for development projects where isolated segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work.	Consistent	The Draft EIR does not identify any unavoidable impacts to isolated stream habitat segments associated with development of the RVSP.

Policy Number	Policy Text	Consistency	Analysis
6.C.6.	The County shall support preservation of the habitats of rare, threatened, endangered, and/or other special status species. Federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.	Consistent	The RVSP incorporates open space buffers and floodplain avoidance in most areas that reduces the potential impacts to special status species. Additionally, the Draft EIR proposes mitigation measures to avoid, minimize and compensate for impacts to special status species. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-3a: Conduct focused surveys for special-status plant species in suitable habitat in portions of the study area that have not been surveyed. If present, comply with USFWS or CDFG mitigation requirements, and prepare a detailed mitigation/conservation plan, as appropriate. Proposed Mitigation Measure 6-4a: Avoid and compensate for potential impacts to special-status branchiopods. Proposed Mitigation Measure 6-6a: Avoid potential impacts to western pond turtle. Proposed Mitigation Measure 6-9a: Avoid potential impacts to special-status bat species. Proposed Mitigation Measure 6-10a: Compensate for loss of Swainson's hawk foraging habitat. Proposed Mitigation Measure 6-11a: Avoid potential impacts to breeding burrowing owls. Proposed Mitigation Measure 6-12a: Prevent disturbance of nesting raptors. Proposed Mitigation Measure 6-12a: Prevent disturbance of nesting raptors. Proposed Mitigation Measure 6-16a: Avoid degradation of sensitive aquatic resources due to floodplain excavation.

Policy Number	Policy Text	Consistency	Analysis
6.C.8	The County shall support the preservation or reestablishment of fisheries in the rivers and streams within the County, whenever possible.	Consistent	The RVSP incorporates open space buffers and floodplain avoidance that reduces the potential impacts to fisheries habitat in Dry Creek.
6.C.9	The County shall require new private or public developments to preserve and enhance existing native riparian habitat unless public safety concerns require removal of habitat for flood control or other public purposes. In cases where new private or public development results in modification or destruction of riparian habitat for purposes of flood control, the developers shall be responsible for acquiring, restoring, and enhancing at least an equivalent amount of like habitat within or near the project area.	Consistent	The RVSP incorporates open space buffers and floodplain avoidance that would preserve existing riparian habitat adjacent to Dry Creek.
6.C.11	Prior to approval of discretionary development permits involving parcels within a significant ecological resource areas, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites by a wildlife biologist, the evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, and will identify feasible measures to mitigate such impacts or indicate why mitigation is not feasible. In approving any such discretionary development permit, the decision making body shall determine the feasibility of the identified mitigation measures. Significant ecological resource areas shall, at a minimum, include the following: a. Wetland areas including vernal pools. b. Stream environment zones. c. Any habitat for rare, threatened or endangered animals or plants. d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat. e. Large areas of non-fragmented natural habitat, including Blue	Consistent	The Draft EIR identifies the results of surveys conducted by the Applicant that evaluated the biotic resources within the Plan Area. Additionally, the Draft EIR proposes mitigation measures for potential impacts to special status species. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-3a: Conduct focused surveys for special-status plant species in suitable habitat in portions of the study area that have not been surveyed. If present, comply with USFWS or CDFG mitigation requirements, and prepare a detailed mitigation/conservation plan, as appropriate. Proposed Mitigation Measure 6-4a: Avoid and compensate for potential impacts to special-status branchiopods. Proposed Mitigation Measure 6-6a: Avoid potential impacts to western pond turtle. Proposed Mitigation Measure 6-8a: Avoid potential impacts to special-status bat species. Proposed Mitigation Measure 6-9a: Avoid potential impacts to special-status bat species. Proposed Mitigation Measure 6-9a: Avoid potential impacts to the American badger.

Policy Number	Policy Text	Consistency	Analysis
	Oak Woodlands, Valley Foothill Riparian, vernal pool habitat. f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway. g. Important spawning areas for anadramous fish.		Proposed Mitigation Measure 6-10a: Compensate for loss of Swainson's hawk foraging habitat. Proposed Mitigation Measure 6-11a: Avoid potential impacts to breeding burrowing owls. Proposed Mitigation Measure 6-12a: Prevent disturbance of nesting raptors. Proposed Mitigation Measure 6-16a: Avoid degradation of sensitive aquatic resources due to floodplain excavation.
6.C.12.	The County shall cooperate with, encourage, and support the plans of other public agencies to acquire fee title or conservation easements to privately-owned lands in order to preserve important wildlife corridors and to provide habitat protection of California Species of Concern and state or federally listed rare, threatened, or endangered plant and animal species.	Consistent	The Applicant proposes to preserve the Dry Creek riparian corridor which would provide habitat protection to fisheries in Dry Creek and would preserve a potential wildlife corridor.
6.C.13.	The County shall support and cooperate with efforts of other local, state, and federal agencies and private entities engaged in the preservation and protection of significant biological resources from incompatible land uses and development. Significant biological resources include endangered, threatened, or rare species and their habitats, wetland habitats, wildlife migration corridors, and locally-important species/communities.	Consistent	The RVSP incorporates significant open space including Swainson's hawk foraging habitat, and places agricultural restrictions to protect this habitat within significant portions of the Plan Area. The Applicant also proposes open space buffers and floodplain avoidance in most areas that reduces the potential impacts to special status species.
Vegetation			
6.D.1.	The County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides, ridges, and along important transportation corridors.	Consistent	Both the existing terrain and natural vegetation of the creek would be preserved.
6.D.2.	The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.	Consistent	With the Applicant-proposed measures, native species and compatible, drought-resistant non-native species would be used to the maximum extent feasible.

Policy Number	Policy Text	Consistency	Analysis
6.D.3.	The County shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.	Consistent	The RVSP incorporates open space buffers and floodplain avoidance in most areas that would preserve existing wetland and riparian habitats adjacent to Dry Creek. Development of the RVSP would not impact vernal pool habitat.
6.D.4.	The County shall ensure that landmark trees and major groves of native trees are preserved and protected. In order to maintain these areas in perpetuity, protected areas shall also include younger vegetation with suitable space for growth and reproduction.	Consistent	No landmark trees or major groves of native trees have been identified in the Plan Area. The Draft EIR identifies mitigation measures to replace all protected native trees that would be removed by the proposed project. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-13a: Comply with Placer County Tree Preservation
			Ordinance, Proposed Mitigation Measure 6-13b: Protect existing native trees not proposed for removal, Proposed Mitigation Measure 6-14a: Compensation for the removal of trees within the
6.D.5.	The County shall establish procedures for identifying and preserving rare, threatened, and endangered plant species that may be adversely affected by public or private development projects.	Consistent	Doyle Ranch mitigation site. No special status plant species were observed during focused special status plant surveys conducted on Plan Area parcels that are owned or controlled by the Applicant. The Draft EIR proposes mitigation measures that require the Applicant to identify and preserve special status plant species that might be affected by the proposed project. With implementation of the following mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-3a: Conduct focused surveys for special-status plant species in suitable habitat in portions of the study area that have not been surveyed. If present, comply with

Policy Number	Policy Text	Consistency	Analysis
			Proposed Mitigation Measure 6-5a: Provide 100-foot buffer around Dry Creek during construction. Proposed Mitigation Measure 6-10a: Compensate for loss of Swainson's hawk foraging habitat.
			Recommended Mitigation Measure 6-17a: Protect existing elderberry shrubs.
			Recommended Mitigation Measure 6-17b: Compensation for impacts to elderberry shrubs.
6.D.6.	The County shall ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife.	Consistent	The RVSP includes open space buffers that will provide sufficiently large, continuous expanses of native vegetation along Dry Creek to maintain abundant and diverse wildlife in this corridor.
6.D.7.	The County shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, nutrient catchments, and wildlife habitats. Such communities shall be restored or expanded, where possible.	Consistent	The Specific Plan includes preservation and management of wetland and riparian plant communities, and creation of additional wetlands onsite as mitigation for wetland impacts.
6.D.8.	The County shall require that new development preserve natural woodlands to the maximum extent possible.	Consistent	The RVSP includes open space buffers that will protect native riparian woodlands and forest along the south side of Dry Creek.
6.D.10.	The County shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.	Consistent	Under Mitigation Measure 8-1a, 8-2a and 8-2c, new project planting would emphasize native species to the maximum extent feasible. With implementation of these mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 8-1a: Limit construction activities in the vicinity of the Roseville Cemetery.
			Proposed Mitigation Measure 8-2a: Implement open space preservation, tree replacement, site landscaping, and project design measures.
			Proposed Mitigation Measure 8-2c: Implement Mitigation Measure 8-1c (replace/plant native oaks within roadway rights-of-way and at gateway features).

Policy Number	Policy Text	Consistency	Analysis
6.D.12.	The County shall support the retention of heavily vegetated corridors along circulation corridors to preserve their rural character.	Consistent	Under Applicant proposed design measures and proposed Mitigation Measures 8-1a, 8-2a and 8-2c, landscaped setbacks along each of the bordering roadways would be heavily vegetated to restore the rural, scenic character over the long term. With implementation of these Mitigation Measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 8-1a: Limit construction activities in the vicinity of the Roseville Cemetery Proposed Mitigation Measure 8-2a: Implement open space preservation, tree replacement, site landscaping, and project design measures Proposed Mitigation Measure 8-2c: Implement Mitigation Measure 8-1c (replace/plant native oaks within roadway rights-of-way and at gateway features).
6.D.13.	The County shall support the preservation of native trees and the use of native, drought-tolerant plant materials in all revegetation/ landscaping projects.	Consistent	The Draft EIR proposes measures to replace protected native trees that would be removed by the proposed project- and subsequent program-level activities. Native erosion control seed mixes would be utilized to revegetate areas that have been temporarily affected during construction.
6.D.14.	The County shall require that new development avoid, as much as possible, ecologically-fragile areas (e.g., areas of rare or endangered species of plants, riparian areas). Where feasible, these areas should be protected through public acquisition of fee title or conservation easements to ensure protection.	Consistent	The proposed project includes preservation of open space within the floodplain of Dry Creek that will protect important wildlife habitat, and will dedicate the Dry Creek trail to the County. The Draft EIR proposes mitigation measures that require avoidance and minimization of impacts to habitats that potentially utilized by special status species. With implementation of these mitigation measures, the proposed project would be consistent with this policy. Proposed Mitigation Measure 6-1c: Implement Best

Policy Number	Policy Text	Consistency	Analysis
			Management Practices to avoid wetland impacts during construction.
			Proposed Mitigation Measure 6-3a: Conduct focused surveys for special-status plant species in suitable habitat in portions of the study area that have not been surveyed. If present, comply with USFWS or CDFG mitigation requirements, and prepare a detailed mitigation/conservation plan, as appropriate.
			Proposed Mitigation Measure 6-4a: Avoid and compensate for potential impacts to special-status branchiopods.
			Proposed Mitigation Measure 6-5a: Provide 100-foot buffer around Dry Creek during construction.
			Proposed Mitigation Measure 6-16a: Avoid degradation of sensitive aquatic resources due to floodplain excavation.
			Recommended Mitigation Measure 6-17a: Protect existing elderberry shrubs.
			Recommended Mitigation Measure 6-17b: Compensation for impacts to elderberry shrubs.
Open Space for the I	Preservation of Natural Resources		
6.E.1.	The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible. The County shall permanently protect as open space, areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains.	Consistent	The RVSP would support the preservation and enhancement of natural landforms, natural vegetation, and natural resources as open space to the maximum extent feasible. The proposed Plan includes preservation of open space within the floodplain of Dry Creek that will protect important wildlife habitat.
6.E.2.	The County shall require that new development be designed and constructed to preserve the following types of areas and features as open space to the maximum extent feasible: a. High erosion hazard areas; b. Scenic and trail corridors; c. Streams, streamside vegetation; d. Wetlands;	Consistent	The RVSP includes preservation of open space within the floodplain of Dry Creek that will protect high erosion hazard areas, scenic and trail corridors, streams, streamside vegetation, wetlands and important wildlife habitat corridors.

Policy Number	Policy Text	Consistency	Analysis
	e. Other significant stands of vegetation; f. Wildlife corridors; and g. Any areas of special ecological significance.		
6.E.3.	The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.	Consistent	The RVSP includes preservation of open space within the floodplain of Dry Creek that will protect biodiversity and accommodate substantial wildlife movement. The riparian habitat in the Plan Area is contiguous with other protected open space.
6.E.4.	The County shall encourage either private or public ownership and maintenance of open space.	Consistent	The RVSP plans for both public and private ownership and maintenance of open spaces. The RVSP provides for six 10-acre minimum Agricultural-10 parcels to provide opportunities for continuing historical agricultural use and stewardship within the Plan Area. Public parks and designated open space and the Dry Creek Trail within the RVSP would be dedicated to the County. A RVSP policy is to encourage that parks be maintained through a Landscape and Lighting Maintenance District or other public or private funding mechanisms acceptable to Placer County.
Air Quality – Genera			
6.F.6.	The County shall require project-level environment review to include identification of potential air quality impacts and designation of design and other appropriate mitigation measures or offset fees to reduce impacts. The County shall dedicate staff to work with project proponents and other agencies in identifying, ensuring the implementation of, and monitoring the success of mitigation measures.	Consistent	The proposed project has completed an air quality analysis that identifies appropriate mitigation measures. The project has incorporated feasible Transportation Control Measures and Indirect Source Control Measures from the AQAP, including bicycle lanes, and mixed land uses. With implementation of these proposed mitigation measures, the RVSP would be consistent with this policy. Proposed Mitigation Measure 10-1a: Prepare and implement emission control/dust control measures. Proposed Mitigation Measure 10-1b: Provide the Placer County Air Pollution Control District with a list of

Policy Number	Policy Text	Consistency	Analysis
			construction equipment and anticipated construction timeline. Proposed Mitigation Measure 10-1c: Maintain construction equipment and vehicles. Proposed Mitigation Measure 10-1d: Minimize idling time for diesel-powered equipment. Proposed Mitigation Measure 10-1e: No open burning of removed vegetation. Proposed Mitigation Measure 10-2a: Implement measures to reduce energy consumption. Proposed Mitigation Measure 10-2b: Prohibit open burning. Proposed Mitigation Measure 10-2c: Allow only gasfired fireplace appliances. Proposed Mitigation Measure 10-2d: Implement offsite mitigation programs or pay an in-lieu amount into the Placer County Air Pollution Control District's Air Quality Mitigation Program.
6.F.7.	The County shall encourage development to be located and designed to minimize direct and indirect air pollutants.	Consistent	The RVSP establishes a land use and circulation system that promotes walking as an alternative to car use for local trips. This is achieved with a land use approach that proposes to construct a variety of residential densities and commercial units as part of the project with bicycle and walking trails as community amenities.
6.F.8.	The County shall submit development proposals to the PCAPCD for review and comment in compliance with CEQA prior to consideration by the appropriate decision-making body.	Consistent	The Specific Plan and the Draft EIR will be submitted to the PCAPCD for review and comment in compliance with CEQA prior to consideration by the County Board of Supervisors.
6.F.9.	In reviewing project applications, the County shall consider alternatives or amendments that reduce emissions of air pollutants.	Consistent	The County has evaluated the air quality impact of four different alternatives to this project (Chapter 16).

53

Policy Number	Policy Text	Consistency	Analysis
6.F.10.	The County may require new development projects to submit an air quality analysis for review and approval. Based on this analysis, the County shall require appropriate mitigation measures consistent with the PCAPCD's 1991 Air Quality Attainment Plan (or updated edition).	Consistent	An air quality analysis was conducted for this Draft EIR and will undergo review and approval by the PCAPCD. Mitigation measures are identified in this Draft EIR consistent with PCAPCD requirements under its Air Quality Attainment Plan.
6.F.11.	The County shall apply the buffer standards described in Part I of this Policy Document and meteorological analyses to provide separation between possible emission/nuisance sources (such as industrial and commercial uses) and residential uses.	Consistent	The RVSP's site plan includes physical buffers in the form of open space, recreational parks, landscape corridors, large rural residential lots, community walls, and roadways to separate residential areas from possible emission/nuisance sources.
Air Quality - Transpo	ortation/Circulation		
6.G.1.	The County shall require new development to be planned to result in smooth flowing traffic conditions for major roadways. This includes traffic signals and traffic signal coordination, parallel roadways, and intra- and inter-neighborhood connections where significant reductions in overall emissions can be achieved.	Consistent	Mitigation Measures 9-2b, 9-3a, 9-3b, 9-8a, 9-9a, 9-11a, 9-11b, 9-16a, 9-17a, 9-19a, and 9-20a are identified to require the Applicant to pay its fair share for traffic improvements to major roadways, including traffic signals at the intersections of PFE Road with Watt Avenue and Walerga Road.
6.G.3.	The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in County transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities.	Consistent	The specific plan includes a land use and circulation system that promotes walking and cycling as an alternative to vehicle use for local trips. A direct pedestrian and bicycle path is provided between the residential and commercial areas.
6.G.5.	The County shall endeavor to secure adequate funding for transit services so that transit is a viable transportation alternative. New development shall pay its fair share of the cost of transit equipment and facilities required to serve new projects.	Consistent	Mitigation is proposed to require creation of a Community Service Area to provide transit service: Proposed Mitigation Measure 9-18a: Create a Community Service Area to Cover Transit Service. With implementation of this mitigation measure, the RVSP would be consistent with this policy.
6.G.6.	The County shall require large new developments to dedicate land for and construct appropriate improvements for park-and-ride lots, if suitable located.	Consistent	The proposed project is not large enough to warrant a park and ride lot within the Specific Plan area. Residents will be able to access a park and ride lot at the proposed neighboring Placer Vineyards.

Policy Number	Policy Text	Consistency	Analysis	
6.G.7.	The County shall require stationary- source projects that generate significant amounts of air pollutants to incorporate air quality mitigation in their design.	Consistent	No stationary-source development is proposed by the Applicant. When an application for development of the Commercial site is received by the County, a separate evaluation of that project's consistency with Policy 6.G.7 will be required.	
Agricultural Land Us	e			
7.A.1.	The County shall protect agriculturally-designated areas from conversion to non-agricultural uses.	Consistent	The Plan Area has been designated for urban and open space uses under the Dry Creek West Placer Community Plan since 1990. No areas are currently designated Agriculture. As indicated in the Draft EIR, portions of the Plan Area have historically been put to agricultural use, some of which would be preserved through the designation of Agricultural-10 areas within the Specific Plan.	
7.A.3.	The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses.	Consistent	The RVSP area is designated for urban use. The project would reserve 29.8 acres, or 5.7 percent of the proposed Plan Area, for agricultural use, in addition to the six 10-acre Agricultural-10 parcels which are proposed to encourage continued agriculture in areas not suited for development. In addition, existing agricultural uses on some program-level parcels within the Plan Area could remain in active agricultural use.	
7.A.7.	The County shall maintain agricultural lands in large parcel sizes to retain viable farming units.	Consistent	The RVSP area is designated for urban use. The project would reserve 61.3 acres, or 11.7 percent of the proposed Plan Area, for Agricultural-10 uses which would allow for the continuation of certain agricultural practices within the RVSP.	
Land Use Conflicts				
7.B.1.	The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.	Consistent with General Plan amendment	The RVSP's site plan includes physical buffers, in the form of open space, recreational parks, landscape corridors, rural residential lots, and roadways to separate agricultural parcels from residential areas. The buffers do not meet buffer requirements in all cases.	

Policy Number	Policy Text	Consistency	Analysis
			Proposed General Plan Amendment: The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible, except as may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland. Additionally, the Specific Plan would include agricultural practices, which are intended to ameliorate the impacts of having agricultural uses adjacent to residential and commercial uses.
Seismic and Geolog	ic Hazards		
8.A.1.	The County shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., ground shaking, landslides, liquefaction, critically expansive soils, avalanche).	Consistent	The area is not prone to geological or seismic hazards. A mitigation measure identified in this Draft EIR would require the Applicant to comply with the results of a geotechnical investigation. With implementation of this mitigation measure, the RVSP would be consistent with this policy. Proposed Mitigation Measure 12-5a: Prepare a geotechnical report for all elements of proposed development.
8.A.2.	The County shall require submission of a preliminary soils report, prepared by a registered civil engineer and based upon adequate test borings, for every major subdivision and for each individual lot where critically expansive soils have been identified or are expected to exist.	Consistent	Critically expansive soils are not known to exist within the Plan Area. If such soils are encountered during detailed geotechnical investigations, appropriate design and construction methods will be implemented. A mitigation measure identified in this Draft EIR would require the Applicant to comply with the results of a geotechnical investigation. With implementation of and compliance to this mitigation measure, the RVSP would be consistent with this policy.

Policy Number	Policy Text	Consistency	Analysis
			Proposed Mitigation Measure 12-5a: Prepare a geotechnical report for all elements of proposed development.
8.A.3.	The County shall prohibit the placement of habitable structures or individual sewage disposal systems on or in critically expansive soils unless suitable mitigation measures are incorporated to prevent the potential risks of these conditions.	Consistent	Critically expansive soils are not known to exist within the Plan Area. If such soils are encountered during detailed geotechnical investigations, appropriate design and construction methods will be implemented. A mitigation measure identified in this Draft EIR would require the Applicant to comply with the results of a geotechnical investigation. With implementation of and compliance to this mitigation measure, the RVSP would be consistent with this policy. Proposed Mitigation Measure 12-5a: Prepare a geotechnical report for all elements of proposed development. Installation of the proposed underground utilities will be within an engineered trench with controlled backfill using appropriately non-expansive soils per County standards. The RVSP would dispose of wastewater by sewer and would not utilize individual sewage disposal systems.
Flood Hazards			1
8.B.1.	The County shall promote flood control measures that maintain natural conditions within the 100-year floodplain of rivers and streams.	Consistent	The RVSP would retain areas along the Southern Tributary and Dry Creek as open space.
8.B.5.	The County shall coordinate with neighboring jurisdictions to mitigate the impacts of new development in Placer County that could increase or potentially affect runoff onto parcels downstream in a neighboring jurisdiction.	Consistent	The project must comply with the Placer County's Dry Creek Watershed Drainage Improvement ordinance, which requires new development that increases impervious surface areas within the Dry Creek watershed to pay fees to fund drainage improvement projects within Placer County.

Policy Number	Policy Text	Consistency	Analysis
8.B.6.	The County shall prohibit the construction of facilities essential for emergencies and large public assembly in the 100-year floodplain, unless the structure and access to the structure are free from flood inundation.	Consistent	No such features would be constructed within the floodplain.
8.B.7.	The County shall require flood control structures, facilities, and improvements to be designed to conserve resources, incorporate and preserve scenic values, and to incorporate opportunities for recreation, where appropriate.	Consistent	The RVSP would retain areas along the Southern Tributary and Dry Creek as open space, including recreation such as parks and trails.
8.B.8	The County shall require that flood management programs avoid alteration of waterways and adjacent areas, whenever possible.	Consistent	The RVSP would retain areas along the Southern Tributary and Dry Creek as open space.
Fire Hazards			
8.C.3.	The County shall require that new development meets state, County, and local fire district standards for fire protection.	Consistent	The County will require that the proposed project meets state, County, and local fire district standards for fire protection.
8.C.4.	The County shall refer development proposals in the unincorporated County to the appropriate local fire agencies for review for compliance with fire safety standards. If dual responsibility exists, then both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall be applied.	Consistent	The Placer County Fire Department is reviewing the proposed project with respect to compliance with fire safety standards. There is no dual responsibility in this area.
Hazardous Materials	3		
8.G.1.	The County shall ensure that the use and disposal of hazardous materials in the County complies with local, state, and federal safety standards.	Consistent	This Draft EIR identifies mitigation to ensure that disposal of hazardous materials will comply with all applicable safety standards. With implementation of and compliance to these mitigation measures, the RVSP would be consistent with this policy. Proposed Mitigation Measure 15-1b: Comply with Placer County EHS requirements regarding releases of hazardous
			regarding releases of nazardous materials. Proposed Mitigation Measure 15-2b: Remove debris and report possible contamination to DTSC. Proposed Mitigation Measure 15-2c: Implement

Policy Number	Policy Text	Consistency	Analysis
			Preliminary Endangerment Assessment in accordance with DTSC protocols. Proposed Mitigation Measure 15-2d: Obtain "No Further Action" letter from DTSC.
8.G.2.	The County shall discourage the development of residences or schools near known hazardous waste disposal or handling facilities.	Consistent	No schools are planned as part of this project. Residential construction will occur in areas remediated of hazardous materials disposal or handling facilities.
8.G.3.	The County shall review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the County's Hazardous Waste Management Plan (CHWMP).	Consistent	When an application for development of the Commercial site is received by the County, a separate evaluation of that project's consistency with Policy 8.G.3 will be required. Use or transport of hazardous materials beyond what is customary for commercial development is not anticipated under the RVSP.
Public Health			
8.1.2	The County shall endeavor to identify and control important diseases transmitted by environmental factors in the Western Placer County.	Consistent	The Specific Plan Area lies within the Placer Mosquito Abatement District, which uses a variety of methods to reduce mosquitoes and other vector populations, including surveillance and, upon request, individual property inspections.
Noise	,		
9.A.1	The County shall not allow development of new noise-sensitive uses where the noise level due to nontransportation noise sources will exceed the noise level standards of Table 9-1 as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 9-1.	Consistent	The RVSP is not located near any significant existing sources of non-transportation noise. The RVSP will implement feasible mitigation measures to reduce noise from transportation and non-transportation sources, as described in the Draft EIR. As part of these mitigation measures, all landowners would be required to implement a setback and/or submit a sound barrier design that has been reviewed and approved by a noise consultant to attenuate potential noise impacts along PFE Road at the property line of the sensitive receptors. The noise consultants' analysis and subsequent report of the proposed mitigation shall meet the requirements of Table 9-2 of the Placer County Noise Element and shall be submitted to the County for review and approval.

Policy Number	Policy Text	Consistency	Analysis
			If noise can not be adequately attenuated at the property line, per the General Plan, additional conditions could be implemented upon approval by the County. Such conditions could include implementing feasible mitigation to reduce noise impacts, property owner notification, etc.
			With implementation of and compliance with these mitigation measures, the RVSP would be consistent with this policy.
			Proposed Mitigation Measure 11-1a: Develop and implement a construction noise abatement program.
			Proposed Mitigation Measures 11-2b and 11-3b: Conduct noise analyses and measurements according to County standards and requirements.
			Proposed Mitigation Measure 11-4a: Design shielding of stationary noise sources to prohibit a day-night noise level Ldn above 50 dBA.
9.A.6	The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Figure 9-1.	Consistent	Noise impacts are identified for the residences within the Plan Area. Mitigation is identified to reduce these impacts where feasible. With implementation of and compliance to these mitigation measures, the RVSP would be consistent with this policy. Proposed Mitigation Measure 11-1a: Develop and implement a construction noise abatement program. Proposed Mitigation Measures 11-2a and 11-3a:
			Construct masonry walls of 6 feet elevation above pad. Proposed Mitigation Measures 11-2b and 11-3b:
			Conduct noise analyses and measurements according to County standards and requirements.

Policy Number	Policy Text	Consistency	Analysis
9.A.8	New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources, including airports, which exceed the levels specified in Table 9-3, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 9-3.	Consistent	Noise impacts are identified for the residences within the Plan Area. Mitigation is identified to reduce these impacts to a less than significant level where feasible. With implementation of and compliance to these mitigation measures, the RVSP would be consistent with this policy. Proposed Mitigation Measure 11-1a: Develop and implement a construction noise abatement program. Proposed Mitigation Measures 11-2a and 11-3a: Construct masonry walls of 6 feet elevation above pad. Proposed Mitigation Measures 11-2b and 11-3b: Conduct noise analyses and measurements according to County standards and requirements. Proposed Mitigation Measure 11-4a: Design shielding of stationary noise sources to prohibit a day-night noise level Ldn above 50 dBA.
9.A.11	The County shall implement one or more of the following mitigation measures where existing noise levels significantly impact existing noise-sensitive land uses, or where the cumulative increase in noise levels resulting from new development significantly impacts noise-sensitive land uses: a. Rerouting traffic onto streets that have available traffic capacity and that do not adjoin noise-sensitive land uses; b. Lowering speed limits, if feasible and practical; c. Programs to pay for noise mitigation such as low cost loans to owners of noise-impacted property or establishment of developer fees; d. Acoustical treatment of buildings; or e. Construction of noise barriers.	Consistent	The Applicant proposes construction of masonry walls where required for noise attenuation. These masonry walls would result in mitigating noise impacts from the proposed project under existing conditions at most locations. With implementation of mitigation measures, the proposed project would not increase noise levels under the existing condition except as described above. Proposed Mitigation Measures 11-2a and 11-3a: Construct masonry walls of 6 feet elevation above pad. The proposed project would result in cumulatively significant noise impacts. Mitigation measures are identified to reduce these impacts, although possibly not to a less-than-significant level. Proposed Mitigation Measures 11-2b and 11-3b: Conduct noise analyses and measurements according to County standards and requirements

Policy Number	Policy Text	Consistency	Analysis
9.A.12	Where noise mitigation measures are required to achieve the standards of Tables 9-1 and 9-3, the emphasis of such measure shall be placed upon site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.	Consistent	The masonry wall proposed by the Applicant is a "Community Wall" feature that also acts as a sound barrier along Walerga Road, where required With mitigation identified below, the proposed project would be consistent with this policy. Proposed Mitigation Measures 11-2b and 11-3b: Conduct noise analyses and measurements according to County standards and requirements. As part of these mitigation measures, all landowners would be required to implement a setback and/or submit a sound barrier design that has been reviewed and approved by a noise consultant to attenuate potential noise impacts along PFE Road at the property line of the sensitive receptors. The noise consultants' analysis and subsequent report of the proposed mitigation shall meet the requirements of Table 9-2 of the Placer County Noise Element and shall be submitted to the County for review and approval. If noise can not be adequately attenuated at the property line, per the General Plan, additional conditions could be implemented upon approval by the County.
			Such conditions could include implementing feasible mitigation to reduce noise impacts, property owner notification, etc.
Affordable Housing	Supply		owner nouncation, etc.
A.1.	The County shall adopt programs and procedures with the intent of achieving its fair share regional housing allocation.	Consistent	The RVSP would provide affordable housing in the high- and medium-density residential units in order to meet Placer County's 10 percent affordable housing requirement for specific plans.
A.9.	Housing for low-income households that is required in a new residential project shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.	Consistent	Multi-family housing is proposed for development within the Specific Plan area to provide affordable housing in accordance with County requirements, as well as to provide sufficient development density to promote the extension of transit service to serve the Specific Plan area.

Policy Number	Policy Text	Consistency	Analysis
			The County has expressed a desire that infrastructure would be available to low-income residences as they are built. According to the phasing plan submitted by the Applicant in November 2007, Phases A, C, and D would construct the entryways into the project site and the internal roadway. Phase D1 would construct the high-density residential dwelling units.
Energy Conservation	n (Housing Element)		
G.1.	All new dwelling units shall be required to meet current State requirements for energy efficiency. Retrofitting of existing units shall be encouraged.	Consistent	Energy consumption for new buildings in California is regulated by the State Building Energy Efficiency Standards, embodied in Title 24 of the CCR. The efficiency standards apply to new construction of both residential and non-residential buildings, and regulate energy consumed for heating, cooling, ventilation, water heating and lighting. The building efficiency standards are enforced through the local agency permit process. Development in the RVSP will comply with Title 24 requirements for energy efficiency.
Standards for Consideration	deration of General Plan Amendment		
4.	Prior to consideration of such GPAs the following should have occurred or been demonstrated: a. There is a market demand for additional urban or suburban development within the regional analysis area of the County proposed for such development, following an examination of current growth projections, available land, and existing development. b. It has been positively demonstrated that the legal, financial and practical ability to provide a full range of public services exists. c. It has been positively demonstrated that adequate surface water, sewer capacity, and the necessary distribution and collection systems exist or can be built to serve the area proposed for development.	Consistent	The proposed project is an area identified for development in the Placer County General Plan and the Dry Creek/West Placer Community Plan. Placer County has been the fastest growing County in California for several years and additional demand is evident, based on its own projections and that of SACOG. The County is preparing a fiscal impact analysis to ensure that there is a legal, financial and practical ability to provide a full range of public services exists. This Draft EIR analyzes the proposed project's impact on potable water and wastewater services. As the proposed project would result in an increase in population that would use these services, the Draft EIR examines projected demand and current capacity. The proposed project would construct such systems to serve the Plan area as part of its development.

Policy Number	Policy Text	Consistency	Analysis
5.	New development areas will be expected to provide a balanced complement of land use types, including residential (very low, low, and moderate cost), commercial, industrial, office, recreational, public, institutional, and open space. Mixeduse projects including residential uses, will be considered where they support the provision of infrastructure and development of industrial uses.	Consistent	The RVSP site plan includes a variety of uses that include residential, agricultural, commercial, open space and recreation, and public and quasipublic. The residential component will be subject to a 10% requirement for affordable housing units in specific plans.
6.	New development areas shall provide a range of housing types to serve all income groups in the county, and shall stage development such that a balance of housing types is maintained over time, consistent with the housing goals, objectives, policies and programs of the General Plan.	Consistent	The proposed project is located rapidly developing area that is designated under the Community Plan and zoned for residential development. The RVSP proposes development at a diversity of density levels, including medium and highdensity residential development. The phasing plan provided by the Applicant in November 2007 (Figure 3-27) shows that Phases A and B will construct the medium-density residential units; Phases C and D will construct the low-density residential units; and Phase D1 will construct the high-density residential units. Phase D1 would either follow or occur concurrently with Phase D.
8.	New development areas must include appropriate buffer zones to provide separation between potential incompatible land uses, consistent with the standards for buffer zones specified in Part I of this Policy Document. The size of the buffer zone is to be proportionate to the total project size and proposed uses. The location of the buffer will depend upon the location of the proposed development relative to other sensitive land uses and/or environmental features.	Consistent	The RVSP's site plan includes physical buffers in the form of open space, recreational parks, landscape corridors, large rural residential lots, and roadways to separate potentially incompatible uses. This Draft EIR identifies mitigation to increase the size of the buffer between residential and agricultural uses. With implementation of this mitigation measure, the RVSP would be consistent with this policy. Proposed Mitigation Measure 4-5a: Design project elements to buffer the project from adjacent agricultural uses.
9.	New development areas shall be designed and constructed to provide all public infrastructure, facilities and service necessary to serve both initial and buildout populations, including but not limited to: adequate surface water supplies; sewage collection, treatment, and disposal facilities; public utilities; police and	Consistent	The master plans prepared for the project summarize the build-out utility demand conditions of the project. These build-out projections on utility demands have been used to evaluate the impacts of the project on existing and planned infrastructure serving the project area.

Policy Number	Policy Text	Consistency	Analysis
	fire protection and emergency services, school and medical facilities where warranted by population; and public transportation. Extensions of new infrastructure, including water, sewer, roads, etc., should be compatible with existing incorporated Cities' General Plans.		Mitigation measures have been identified in the Draft EIR to address impacts from the project on these systems.
10.	New development areas should assist in the resolution of regional problems, including but not limited to air quality, transportation, regional employment needs, and growth pressures on existing communities.	Consistent	The proposed project will provide housing to alleviate growth pressures on existing communities.
12.	The County shall require that land use form and transportation systems in new development areas be designed to provide residents and employees with the opportunity to accomplish a majority of their trips within the new development are by walking, bicycling and using transit.	Consistent	The RVSP includes a network of multiple-use trails that would link the Plan Area's residential communities to the parks, open space and commercial parcel. However, the Plan Area is poorly served by public transit.