
APPENDIX B

POLICY CONSISTENCY ANALYSIS

Orchard at Penryn
General Plan and Community Plan Policy Consistency Analysis

Placer County General Plan

Policy No.	Policy Text	Consistency	Analysis
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 with Mitigation	The proposed project density and intensity are consistent with the project site's Community Plan and zoning designations. Existing soil contamination constitutes a human-caused hazard. Site remediation will occur subject to DTSC approval to avoid the associated health and safety risks. Two natural drainages constitute sensitive environmental resources. Both drainages would be affected by site remediation. The project would preserve a small portion of riparian and oak woodland habitats onsite. Mitigation Measures 5.1a through 5.1c and 5.3b through 5.3d provide compensation for impacts to the sensitive environmental resources onsite.
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 with Mitigation	The EIR analysis addresses all of the issues referenced in Policy 1.B.5. Project elements and mitigation measures have been incorporated to minimize and avoid impacts where feasible. The EIR finds that the project would result in significant and unavoidable impacts in the areas of visual resources and traffic. The proposed project density and intensity are consistent with the project site's Community Plan and zoning designations.
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 project proposes a central road that connects to both Penryn and Taylor roads. Access to units and parking would be from looped side-streets. Sidewalks and pedestrian pathways would be provided throughout the project site.

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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	<p>The project layout provides:</p> <ul style="list-style-type: none"> • a 30-foot wide landscape easement along Penryn Road, • landscaped building setbacks of at least 20 feet, • a central open space area, • preservation of rock outcroppings, • several turf areas, and • pedestrian paths.
1.I.1	The County shall require that significant natural, open space and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Residential Developments (PDs) and the Commercial Planned Development (CPD) provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features.	Consistent with Mitigation	There are no known archeological/historical resources present onsite. The project would adversely affect biological resources, including two natural drainages and oak woodland habitat. A portion of these resources would be preserved onsite. Mitigation measures are identified to provide compensation for the impacted areas.
1.I.2	The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.	Consistent with Mitigation	The project site is not known to support special-status plants or animals. Site remediation would destroy most of the riparian habitat onsite, but the removal of contaminated soil would provide ecological benefits. Mitigation measures are identified to provide compensation for the impacted areas.

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1.K.4	<p>The County shall require that new development incorporates sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:</p> <ul style="list-style-type: none"> 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 with Mitigation	<p>The extent of grading onsite is influenced by the soil excavation required for site remediation. The maximum cut/fill depth is approximately 10 feet. The project would avoid grading in the central portion of the site and around rock outcroppings. Mitigation Measures in the air quality, geology and soils, and hydrology and water quality chapters identify requirements for erosion control and sensitive grading techniques.</p>
1.K.5	<p>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.</p>	Consistent with Mitigation	<p>Utilities would be installed underground. Landscaping would be provided to screen views of the internal roadways and parking areas.</p>
1.O.1	<p>The County shall require all new development to be designed in compliance with applicable provisions of the Placer County Design Guidelines Manual.</p>	Consistent with Mitigation	<p>Mitigation Measure 6.1c stipulates that the project is subject to the Design Review process, and that the project must comply with the Placer County Design Guidelines.</p>
1.O.3	<p>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:</p> <ul style="list-style-type: none"> a. They do not silhouette against the sky above ridgelines or hilltops; 	Consistent with Mitigation	<p>The project site is not located at a ridgeline or hilltop. The proposed building height is 30 feet, which is comparable with existing rural residential development adjacent to the site. Building materials and colors will be determined through the Design Review process, as required by Mitigation Measure 6.1c.</p>

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	<ul style="list-style-type: none"> b. Roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline; c. They fit the natural terrain; and d. They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts). 		
1.O.4	<p>The County shall require that new rural and suburban development be designed to preserve and maintain the rural character and quality of the County.</p>	<p>Consistent with Mitigation</p>	<p>While the project proposes a higher density than the surrounding residences, the proposed building styles are in keeping with the rural character of the area. The project includes landscaped building setbacks around the perimeter of the site and preserved woodland habitat in the center of the site. Additional evaluation of the project design would be provided in the Design Review process (Mitigation Measure 6.1c).</p>
1.O.9	<p>The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.</p>	<p>Consistent with Mitigation</p>	<p>A lighting plan is included in the proposed site plans. Further review of lighting in the Design Review process (Mitigation Measure 6.1c) would verify compliance with this policy.</p>
4.A.2	<p>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:</p> <ul style="list-style-type: none"> a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and b. The facilities improvements are consistent with applicable facility plans approved by the County 	<p>Consistent</p>	<p>The Initial Study and EIR evaluate provision of public services to the project, finding that facilities are adequate to meet the project's demands.</p>

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	or with agency plans where the County is a participant.		
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	It is expected that the library services demands of the proposed project residents would be accommodated by the existing Auburn-Placer County Libraries.
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	The project applicant would pay all applicable impact fees required under County and State policies and regulations.
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 developer would bear costs for installation and extension of infrastructure to serve the project site and would pay all applicable impact fees required under County and State policies and regulations. Ongoing fees-for-service, such as for water and wastewater, would be paid by residents of the project site.
4.C.1	The County shall require proponents of new development to demonstrate the availability of a	Consistent	PCWA does not anticipate any problems in providing water to the proposed project. The Urban Water Management Plan

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	<p>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.</p>		<p>demonstrates that PCWA has sufficient water supplies to meet the increased demand expected from the proposed project.</p>
4.C.2	<p>The County shall approve new development based on the following guidelines for water supply:</p> <ul style="list-style-type: none"> 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. 		<p>Placer County Water Agency will supply treated water to the proposed project.</p>
4.C.4	<p>The County shall require that water supplies serving new development meet state water quality standards.</p>	Consistent	<p>Placer County Water Agency water supplies meet state water quality standards.</p>
4.C.6	<p>The County shall promote efficient water use and reduced water demand by:</p> <ul style="list-style-type: none"> a. Requiring water-conserving design and equipment in new construction; b. Encouraging water-conserving landscaping and other conservation measures; c. Encouraging retrofitting existing development 	Consistent	<p>The proposed project will utilize water-conserving techniques as required by Placer County and building code standards.</p>

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	<p>with water-conserving devices; and d. Encouraging water-conserving agricultural irrigation practices.</p>		
4.E.1	<p>The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.</p>	<p>Consistent with Mitigation</p>	<p>The project would preserve the northern portion of the central drainage swale. The southern portion of the swale would be removed as part of the site remediation. The project proposes to create a detention basin in this location and to use vegetated swales to filter site runoff before it enters the detention basin (Mitigation Measures 11.2a and 11.4a). Other mitigation measures for Impacts 11.2 and 11.4 include requirements for natural drainage system components.</p>
4.E.4	<p>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.</p>	<p>Consistent with Mitigation</p>	<p>A final drainage report is required under Mitigation Measure 11.1b. Review and approval of the drainage report and storm drainage system design will include verification of compliance with this policy.</p>
4.E.7	<p>The County shall prohibit the use of underground storm drain systems in rural and agricultural areas, unless no other feasible alternatives are available for conveyance of stormwater from new development or when necessary to mitigate flood hazards.</p>	<p>Consistent</p>	<p>The Remedial Action Workplan (RAW) identifies substantial soil contamination throughout the project site, including in the drainage swales and riparian habitat. The soil excavation described in the RAW would remove all vegetation and habitat in the affected area, including all of the eastern drainage swale and the southern portion of the central drainage swale. With implementation of the preferred alternative identified in the RAW, it is not feasible to preserve the drainage swales and riparian habitat. The project proposes to install an underground storm drain to convey stormwater from upstream areas across the project site. Drainage from the project site would be piped to the central open space and discharged into vegetated swales and then into a detention basin.</p>

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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 with Mitigation	Impacts related to soils and drainage are evaluated in the EIR. Mitigation Measures in chapters 10 and 11 identify requirements for grading and improvement plans to minimize impacts to these resources.
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 with Mitigation	Mitigation Measures 11.1b and 11.2a through 11.2d require the project to implement BMPs to protect water quality.
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 with Mitigation	The project proposes a detention basin to mitigate increases in peak flows and volume to 90 percent of the pre-project condition, as stipulated in Mitigation Measure 11.4a.
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	After construction, impervious surfaces would cover 46 percent of the project site. As discussed with Policy 4.E.7, the RAW describes soil excavation throughout the eastern portion of the project site, including in the drainage swale. With implementation of the preferred alternative identified in the RAW, it is not feasible to preserve the natural site drainage conditions. The project proposes to preserve the northern portion of the central drainage swale and construct vegetated swales and a detention basin in the southern portion of this swale.

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4.E.13	The County shall require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.	Consistent with Mitigation	Mitigation Measures 11.4a and 11.5b stipulate that the proposed project must comply with the Flood Control District's Stormwater Management Manual and the District's requirements for onsite stormwater detention and accommodating 100-year storm flows in the drainage system.
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 with Mitigation	Mitigation measures throughout chapters 5, 10, and 11 identify permits and approvals required from the agencies addressed in this policy. Mitigation measures for Impact 11.2 identify actions required to minimize the project's effects on water quality.
4.F.4	The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully-developed, unmitigated runoff conditions.	Consistent with Mitigation	The existing 100-year floodplain for the project site has been identified. Implementation of the RAW and construction of the project would alter the floodplain. Mitigation Measure 11.5c requires the project applicant to provide 100-year floodplain mapping under fully-developed, unmitigated runoff conditions as required by this policy.
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	Consistent with Mitigation	The project proposes to preserve the 100-year floodplain associated with the northern portion of the central drainage swale. Implementation of the preferred alternative identified in the RAW would require altering the rest of the floodplain within the project site. Specifically all of the onsite 100-year floodplain associated with the eastern drainage swale and the 100-year floodplain associated with the southern portion of the central drainage swale would be destroyed. Although remediation of

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	<p>administered by the U.S. Army Corps of Engineers; or</p> <p>b. When facilities for the treatment of urban runoff can be located in the floodplain, provided that there is no destruction of riparian vegetation.</p>		<p>contaminated soils is not expressly identified as a circumstance under which alteration to floodplains is permitted, this work is necessary to protect public health and would provide environmental benefits in the region by removing a potential source of water contamination.</p> <p>All work would comply with the guidelines and regulations identified. Mitigation measures in Chapters 5 and 11 identify applicable permits and requirements to ensure that environmental effects associated with the proposed alteration of floodplains are minimized. These requirements include obtaining permits from the California Department of Fish and Game, U.S. Army Corps of Engineers, and Regional Water Quality Control Board. The requirement also includes providing construction-period and post-development Best Management Practices to protect water quality.</p>
4.F.10	<p>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.</p>	<p>Consistent with Mitigation</p>	<p>Implementation of the preferred alternative identified in the RAW would require removing vegetation and soil along the entire length of the eastern drainage swale. The project includes landscaped building setbacks and a 30-foot landscape easement along Penryn Road (Mitigation Measures 6.1a and 6.1b), which would restore some of the aesthetic values.</p>
4.F.12	<p>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.</p>	<p>Consistent with Mitigation</p>	<p>Refer to analysis for policies 4.E.7 and 4.E.12.</p>
4.F.14	<p>The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water</p>	<p>Consistent with Mitigation</p>	<p>Refer to analysis for policy 4.E.13.</p>

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	Conservation District's Stormwater Management Manual and the County's Land Development Manual.		
4.G.1	The County shall require waste collection in all new urban and suburban development.	Consistent	Weekly solid waste collection service is provided to the area by Recology Auburn Placer under contract to Placer County. The proposed project will be required to obtain a will serve letter from Recology Auburn Placer indicating each their ability to accommodate the solid waste generated by the project.
4.G.7	The County shall require that all new development complies with applicable provisions of the Placer County Integrated Waste Management Plan.	Consistent	The proposed project would be required to comply with the provisions of the Placer County Integrated Waste Management Plan.
4.I.3	The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.	Consistent	The project would be required to pay a Benefit Assessment Fee to fund fire protection services at the time building permits are issued.
4.I.9	The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.	Consistent	Compliance with the Uniform Fire Code and other County and local ordinances would be verified prior to approval of Improvement Plans and issuance of building permits.
4.J.5	The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.	Consistent	Site residents would be served by Penryn School on English Colony Way (kindergarten through eighth grade) and Del Oro High School on Taylor Road.

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4.J.11	The County and residential developers should coordinate with the school districts to ensure that needed school facilities are available for use in a timely manner. The County, to the extent possible, shall require that new school facilities are constructed and operating prior to the occupation of the residences which the schools are intended to serve.	Consistent	The proposed project would not result in the need for construction of additional school facilities.
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 project includes open space and a tot lot, and the project would be required to pay in-lieu fees to fund development and maintenance of offsite parks and open space.
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	Refer to analysis for policy 5.A.1.
5.A.3	The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development. The park classification system shown in Table 5-1 should be	Consistent	Refer to analysis for policy 5.A.1.

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	used as a guide to the type of the facilities to be developed in achieving these standards.		
5.A.4	<p>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.</p> <ul style="list-style-type: none"> 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.) 	Consistent	Refer to analysis for policy 5.A.1.
5.A.5	<p>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.</p>	Consistent	Refer to analysis for policy 5.A.1.
5.D.6	<p>The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and</p>	Consistent	<p>The cultural resources records search and field survey found no known archaeological or historical resources on the project site.</p>

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	<p>cultural sites and their contributing environment. Such assessments shall be incorporated into a Countywide cultural resource data base, to be maintained by the Department of Museums.</p>		
6.A.1	<p>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:</p> <ul style="list-style-type: none"> 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	<p>The project does not meet the buffer requirements. Implementation of the preferred alternative identified in the RAW would require removing vegetation and soil along the entire length of the eastern drainage swale and in the southern portion of the central drainage swale. Implementation of the RAW is necessary to mitigate the public health hazard associated with contaminated soil, which covers almost half of the project site. A small area of riparian habitat and a portion of the oak woodland habitat onsite would be preserved in open space.</p>

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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 with Mitigation	Implementation of the RAW and construction of the project would alter the floodplain. The floodplain on the eastern portion of the project site would be excavated and drainage would be conveyed across the site in a pipe. Construction would occur in this area. No construction would occur within the post-construction 100-year floodplain (Mitigation Measure 11.5c).
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 with Mitigation	Implementation of the preferred alternative identified in the RAW would require removing vegetation and soil along the entire length of the eastern drainage swale and in the southern portion of the central drainage swale. Mitigation Measure 5.1a requires preservation of a small portion of the onsite riparian habitat, while Mitigation Measure 5.1b requires authorization from California Department of Fish and Game for these impacts through the Streambed Alteration Agreement. This approval will include the compensatory requirements identified in this policy.
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	Mitigation measures for Impact 11.2 identify requirements for use of BMPs to protect water quality.
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 with Mitigation	Implementation of the RAW would require removing vegetation and soil along the entire length of the eastern drainage swale and in the southern portion of the central drainage swale. Mitigation Measure 5.1a requires preservation of a small portion of the onsite riparian habitat, while Mitigation Measures 6.1a and 6.1b identify the project's proposal to provide landscaped building setbacks and a 30-foot landscape easement along Penryn Road to reduce the

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			project's visual impacts.
6.A.12	The County shall encourage the protection of floodplain lands and where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation.	Consistent	Refer to analysis for policy 4.F.5.
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 with Mitigation	Implementation of the RAW would impact most of the wetlands onsite. Mitigation Measures 5.3b and 5.3c require compliance with state and federal agency regulations and offsite mitigation meeting the state and federal agency standards.
6.B.2	The County shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.	Consistent with Mitigation	Refer to analysis for policy 6.B.1.
6.B.3	The County shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development.	Consistent with Mitigation	The project proposes to discharge drainage into vegetated swales and then into a detention basin (Mitigation Measures 11.2a and 11.4a). Mitigation Measure 5.3e identifies

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	Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.		requirements for implementation of BMPs to avoid indirect impacts to wetlands.
6.B.4	The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species.	Consistent with Mitigation	The project site does not support any "critical" habitat and is not known to support any special-status species. Implementation of the RAW and construction of the project would affect riparian and upland habitats and wetlands on the project site. Mitigation Measure 5.1a provides for preservation of a small amount of riparian habitat onsite and Mitigation Measure 5.1b requires compensation for the unavoidable impacts. Mitigation Measure 5.3a requires avoidance of impacts to some wetlands and Mitigation Measures 5.3b and 5.3c require compensation for unavoidable wetland impacts.
6.B.5	The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. The County shall continue to implement and refine criteria for determining when an alteration to a wetland is considered a less- than-significant impact under CEQA.	Consistent with Mitigation	Refer to analysis for policy 6.B.4.

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6.C.1	<p>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:</p> <ul style="list-style-type: none"> a. Wetland areas including vernal pools. b. Stream environment zones. c. Any habitat for rare, threatened or endangered animals or plants. d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat. e. Large areas of non-fragmented natural habitat, including Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat. f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway. g. Important spawning areas for anadromous fish. 	Consistent with Mitigation	Refer to analysis for policy 6.B.4 regarding impacts to riparian habitat, wetland areas, and special status species. The project would also impact most of the 7.5 acres of oak woodland onsite. Mitigation Measure 5.1c requires compensation for those impacts.
6.C.2	<p>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.</p>	Consistent	The project site is not known to have a particular value for wildlife.
6.C.6	<p>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.</p>	Consistent with Mitigation	The project site is not known to support special-status species. Mitigation Measure 5.4a requires pre-construction surveys for nesting raptors and avoidance of impacts to any nesting raptors found onsite.

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6.C.9	<p>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.</p>	<p>Consistent with Mitigation</p>	<p>Refer to analysis for policy 6.A.3.</p>
6.C.11	<p>Prior to approval of discretionary development permits involving parcels within a significant ecological resource area, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites by a wildlife biologist, the evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, and will identify feasible measures to mitigate such impacts or indicate why mitigation is not feasible. In approving any such discretionary development permit, the decision making body shall determine the feasibility of the identified mitigation measures. Significant ecological resource areas shall, at a minimum, include the following:</p> <ol style="list-style-type: none"> 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), 	<p>Consistent</p>	<p>The Biological Resources Assessment, Wetland Delineation, Tree Survey, and Rare Plant Survey for the project site provide the evaluation required under this policy.</p>

Policy No.	Policy Text	Consistency	Analysis
	<p>migratory routes and fawning habitat.</p> <p>e. Large areas of non-fragmented natural habitat, including Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat.</p> <p>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.</p> <p>g. Important spawning areas for anadromous fish.</p>		
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 Mitigation	The preliminary landscaping plan includes use of native and drought-tolerant plant materials. The landscaping plan will be further reviewed in the Design Review process (Mitigation Measure 6.1c).
6.D.8	The County shall require that new development preserve natural woodlands to the maximum extent possible.	Consistent with Mitigation	The project proposes to preserve a small area of oak woodland habitat in the open space area in the center of the project site. Mitigation Measure 5.1c requires the project applicant to pay into the County's oak woodland conservation fund.
6.D.12	The County shall support the retention of heavily vegetated corridors along circulation corridors to preserve their rural character.	Consistent with Mitigation	The project includes a 30-foot landscape easement along Penryn Road (Mitigation Measure 6.1b).
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 with Mitigation	Refer to analysis of policy 6.D.8.
6.D.14	The County shall require that new development	Consistent	The project site supports ecologically fragile areas (including

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	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.	with Mitigation	riparian areas). Impacts to these resources that cannot be avoided will be mitigated for onsite and offsite.
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 with Mitigation	Refer to analysis for policy 6.C.1.
6.E.2	The County shall require that new development be designed and constructed to preserve the following types of areas and features as open space to the maximum extent feasible: a. High erosion hazard areas; b. Scenic and trail corridors; c. Streams, streamside vegetation; d. Wetlands; e. Other significant stands of vegetation; f. Wildlife corridors; and g. Any areas of special ecological significance.	Consistent with Mitigation	Refer to analysis for policy 6.A.6.
6.F.6	The County shall require project-level environmental review to include identification of potential air quality impacts and designation of design and other appropriate mitigation measures or offset fees to reduce impacts. The County shall dedicate staff to work with project proponents and other agencies in	Consistent with Mitigation	Air quality impacts of the proposed project are evaluated in chapters 8 and 14 of the Draft EIR. Mitigation Measure 14.4a requires payment of an offset fee.

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	identifying, ensuring the implementation of, and monitoring the success of mitigation measures.		
6.F.7	The County shall encourage development to be located and designed to minimize direct and indirect air pollutants.	Consistent with Mitigation	With implementation of mitigation measures identified throughout chapter 8, the project would have less than significant impacts on air quality.
6.F.9	In reviewing project applications, the County shall consider alternatives or amendments that reduce emissions of air pollutants.	Consistent with Mitigation	Refer to analysis of policy 6.F.7.
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	The air quality analysis is included in the Draft EIR.
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 with Mitigation	The project's effects on traffic conditions are evaluated in chapter 5 and in the cumulative impacts analysis. Mitigation measures are identified throughout both sections to ensure that necessary improvements are constructed to maintain acceptable traffic conditions where feasible.
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	As noted in chapters 3 and 7 of the Draft EIR, If the project is approved, the Conditions of Approval would include a requirement to construct improvements along the project site's frontage on Penryn Road consistent with the road cross-sections for Penryn Parkway provided in the Community Plan. These improvements would include a sidewalk and a Class II bike lane.

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8.B.1	The County shall promote flood control measures that maintain natural conditions within the 100- year floodplain of rivers and streams.	Consistent with Mitigation	Refer to analysis for policy 4.F.5.
8.C.3	The County shall require that new development meets state, County, and local fire district standards for fire protection.	Consistent	The proposed project would comply with state, County, and local fire district standards for fire protection.
8.I.2	The County shall endeavor to identify and control important diseases transmitted by environmental factors in the Western Placer County.	Consistent with Mitigation	Mitigation Measures 13.3b, 13.3c, and 13.3d identify requirements to ensure the project does not create mosquito habitat.
9.A.1	The County shall not allow development of new noise-sensitive uses where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 9-1 as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 9-1.	Consistent	As demonstrated in chapter 9, the non-transportation noise levels at the project site are below the standards identified in Table 9-1.
9.A.2	The County shall require that noise created by new non-transportation noise sources be mitigated so as not to exceed the noise level standards of Table 9-1 as measured immediately within the property line of lands designated for noise-sensitive uses.	Consistent	As demonstrated in chapter 9, the non-transportation noise levels created by the proposed project would remain below the standards identified in Table 9-1 when measured at the nearest adjacent property line.
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	The existing and future transportation noise levels at the project site would be below the County's standards. The project site is not affected by the noise contours shown in Figure 9-1.

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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	As demonstrated in chapter 9, the project site is not exposed to existing or projected noise levels that exceed the standards in Table 9-3.
9.A.10.	<p>Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 9-3 or the performance standards of Table 9- 1, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. At the discretion of the County, the requirement for an acoustical analysis may be waived provided that all of the following conditions are satisfied:</p> <ul style="list-style-type: none"> a. The development is for less than five single-family dwellings or less than 10,000 square feet of total gross floor area for office buildings, churches, or meeting halls; b. The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source or airport, or when the noise source consists of multiple transportation noise sources; c. The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor 	Consistent	As demonstrated in chapter 9, the project site is not exposed to existing or projected noise levels that exceed the standards in Tables 9-1 and 9-3.

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	<p>activity areas (other than outdoor sports and recreation areas) does not exceed 65 dB Ldn (or CNEL) prior to mitigation. For outdoor sports and recreation areas, the existing or projected future noise exposure may not exceed 75 dB Ldn (or CNEL) prior to mitigation;</p> <p>d. The topography in the project area is essentially flat; that is, noise source and receiving land use are at the same grade; and</p> <p>e. Effective noise mitigation, as determined by the County, is incorporated into the project design to reduce noise exposure to the levels specified in Table 9-1 or 9-3. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the Placer County Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.</p>		

Horseshoe Bar/ Penryn Community Plan

Policy No.	Policy Text	Consistency	Analysis
COMMUNITY DEVELOPMENT ELEMENT – Population and Housing			
3.a	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 with Mitigation	Refer to analysis for General Plan policy 1.O.4.

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3.b	Encourage the use of passive and direct solar collection and incorporate home design innovations which limit energy consumption.	Consistent with Mitigation	The Design Review process (Mitigation Measure 6.1c) will ensure that the project meets requirements for energy-efficiency.
3.d	Limit high and medium density residential development to areas which are compatible with surrounding land uses, and have available public services including direct access to an existing transportation network to reduce commuting distances to employment centers.	Consistent with Mitigation	The project would adversely affect existing residents in the project area, particularly by altering the visual character of the area. Mitigation measures are provided in chapter 6 to reduce visual impacts. The project site has access to public services and is proximate to I-80.
3.e	Encourage developments which create a sense of community by fostering human interaction through subdivision design, pathways, interconnecting trail systems, on-site recreation opportunities, etc.	Consistent	The proposed project includes turf areas, a tot lot, and pedestrian paths throughout the site.
3.f	Encourage neighborhood design which accommodates pedestrian, bicycle and equestrian traffic while still providing for safe automotive circulation.	Consistent with Mitigation	As noted in chapters 3 and 7 of the Draft EIR, If the project is approved, the Conditions of Approval would include a requirement to construct improvements along the project site's frontage on Penryn Road consistent with the road cross-sections for Penryn Parkway provided in the Community Plan. These improvements would include a sidewalk and a Class II bike lane.
COMMUNITY DEVELOPMENT ELEMENT– Land Use			
3.a	Property shall be developed with minimum disturbance to the natural terrain. The natural environment shall be retained or restored as much as possible.	Consistent with Mitigation	The project proposes to preserve the 100-year floodplain associated with the northern portion of the central drainage swale, but would destroy the floodplain associated with the southern portion of this swale and the entire length of the eastern drainage swale. These impacts would occur as a result of implementation of the RAW, which is necessary to

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			<p>protect public health and would provide environmental benefits in the region by removing a potential source of water contamination.</p> <p>The proposed grading plan indicates that final elevations onsite would be generally similar to existing elevations. Grade alterations would generally be a maximum of four feet, although they would be approximately ten feet in the southwestern corner of the site.</p> <p>All work would comply with the applicable guidelines and regulations related to protection of biological, geologic, and hydrologic resources. Mitigation measures in chapters 5, 10, and 11 identify applicable permits and requirements to ensure that environmental effects associated with the proposed alteration of the natural terrain are minimized.</p>
3.b	Retention of open space shall be considered in the review of all discretionary applications for development.	Consistent	The proposed project includes retention of a small amount of riparian and oak woodland habitat and areas around existing rock outcroppings as open space.
3.c	Individual sites shall be landscaped attractively so as to integrate the entire development visually with the overall natural qualities of the planning area. Appropriately landscaped buffer areas of adequate size shall be provided to shield adjacent residential developments from commercial or industrial activities. Residential areas shall be protected from noise, unsightliness, odor, and other nuisances. Indigenous materials shall be used where practical.	Consistent with Mitigation	The project includes landscaped building setbacks and a 30-foot landscape easement along Penryn Road (Mitigation Measures 6.1a and 6.1b). The landscaping plans will be subject to review in the Design Review process (Mitigation Measure 6.1c).
3.d	Population densities within the planning area should be guided by considerations of topography, geology, vegetative cover, preservation of natural terrain and resources, and access to transportation	Consistent	The project's impacts to resources identified in this policy are evaluated in the EIR.

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	and service facilities.		
3.e	Intensity of use of individual parcels and buildings shall be governed by considerations of: health and safety, impact on adjoining properties due to noise, traffic, night lighting, or other potentially disturbing conditions; and protection of natural land characteristics. Visibility of structures, preservation of natural land form and natural resources, topography, noise exposure, maintenance of rural quality, and compatibility with to the surrounding properties, shall be considered in preparing subdivision designs. Subdivision density, or number of lots, will ultimately be determined by these factors. It is recognized that the maximum number of lots permitted by the land use or zoning designations may not be realized once these factors are considered.	Consistent	Refer to analysis of Community Plan Land Use policy 3.d.
3.h	An important consideration in the design of any land development project should be the conservation of natural drainage channels and swales, and the preservation of existing natural resources. Where development is proposed adjacent to the area's major stream corridors, encourage a design which locates streets and common open space (not backyards or other private yard space) adjacent to riparian areas, to enhance the creek side environment, and to permit pedestrian access to this important resource. Incorporate the use of "Best Management Practices" into the project's design to mitigate the impact of urban runoff on the stream corridors.	Consistent with Mitigation	Refer to analysis of General Plan policies 6.A.1, 6.A.3, 6.A.5, 6.A.6, and 6.A.12.

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3.i	The rate of development and location of projects shall not exceed the capacity of the community, special districts and utility companies to provide all needed services and facilities in an orderly and economic manner.	Consistent	Refer to analysis of General Plan policy 4.A.2.
3.m	Allow for continued increased commercial and residential development only where all public services can be provided in an adequate and timely manner.	Consistent	Refer to analysis of General Plan policy 4.A.2.
3.n	Site specific floodplain studies by qualified professionals should be required prior to any new development adjoining such areas. The approximate 100-year floodplain designation for Secret Ravine, Miner's Ravine, Morman Ravine, Antelope Creek and its tributaries based on fully developed upstream conditions, shall be revised and modified as additional information becomes available, or as changes occur in the watershed which cause changes in the flow characteristics.	Consistent with Mitigation	Refer to analysis of General Plan policy 4.F.4.
3.o	Require that where manmade bodies of water are part of new land developments, they are maintained pursuant to a defined plan which includes fencing, special shoreline treatment, thorny vegetation, etc.	Consistent with Mitigation	Mitigation Measure 13.3c requires implementation of Best Management Practices to ensure appropriate maintenance of the onsite detention basin and other stormwater infrastructure.
3.p	Allow for limited neighborhood commercial areas (including food market, bakery shop, drugstore, barber, etc.), for the convenience of surrounding residents, so as to discourage unnecessarily long vehicle trips to reduce fuel consumption and maintain air quality.	Consistent	The proposed project would not adversely affect the potential for commercial land uses to develop in the project vicinity.

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3.q	Encourage the use of greenbelts or landscaped areas along roadways as a design feature of any development in order to mitigate noise impacts and screen the project from public thoroughfares.	Consistent with Mitigation	The project's noise impacts would be less than significant. No noise attenuation walls or berms are necessary. Refer to analysis for Community Plan Land Use policy 3.c regarding visual screening.
3.t	Buildings shall be of a size and scale conducive to maintaining the rural atmosphere of the Plan area. The architectural scale of nonresidential buildings, as differentiated from size, shall be more similar to that of residential buildings than that of monumental buildings. Non-residential buildings shall generally be of small or moderate size and, where groups of buildings are used, connected by plazas, terraces, porches, arcades, canopies or roofs, to provide a pleasant environment as well as safety and shelter to pedestrians.	Consistent with Mitigation	Refer to analysis for General Plan policy 1.O.3.
3.u	Encourage the development of professional offices and similar low intensity commercial uses and/or medium-high density residential uses as a buffer between retail commercial areas and adjoining residential developments. Such buffers may not be appropriate around small neighborhood commercial areas.	Consistent	The proposed medium-high density residential use could act as a buffer between rural residential uses to the north and west and potential future commercial land uses to the south and east.
3.y	Night lighting visible from the exterior of buildings and the project's boundaries, shall be limited to that necessary for security, safety, and identification. All night lighting shall be low intensity and shielded from the view of passing traffic and adjacent residential areas. Lighting shall not be directed in an upward manner nor beyond the boundaries of the parcel on which the structure is located.	Consistent	Refer to analysis for General Plan policy 1.O.9.

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COMMUNITY DEVELOPMENT ELEMENT – Public Facilities and Services			
2.b.2	Ensure that adequate services will be available for proposed development before granting approvals.	Consistent	Refer to analysis of General Plan policy 4.A.2.
2.b.4	Minimize the potential loss of life and property that can result from flooding, and recognize the floodplains of area streams as a resource to be managed and protected for the community's benefit.	Consistent	The proposed project would not place housing or structures within the post-construction 100-year floodplain. Refer to analysis of General Plan policies 4.F.4 and 4.F.5.
2.b.7	Ensure that the health and safety of residents are protected from excessive number of mosquitos.	Consistent with Mitigation	Refer to analysis for General Plan policy 8.1.2.
2.b.8	Require adequate vector control measures by employed where artificially constructed/enhanced waterways exist.	Consistent with Mitigation	Refer to analysis for General Plan policy 8.1.2.
3.a.1	Assure that sewage disposal facilities physically meet the demands of the developing community's density while also protecting the public health and water quality from adverse effects.	Consistent	The demands of the project for sewage disposal and the capacity of the existing system are evaluated in chapter 12 of the EIR.
5.a.5	Establish a program whereby new development pays the cost of new capital improvements necessary to provide the fire district with new fire stations, equipment and apparatus necessary to achieve the desired level of service for new development in the Plan area.	Consistent	Refer to analysis of General Plan policy 4.1.3.
5.a.7	Ensure that all new developments comply with the	Consistent	Review of the project for compliance with fire and land

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	California Department of Forestry fire safe regulations, County development standards, and other local fire agency standards regarding the adequate provision of water supply and emergency vehicle accessibility.		development standards would be conducted prior to approval of Improvement Plans and issuance of building permits.
6.a.3	Seek to maintain Sheriff's Department staff levels at an acceptable level as determined by the Board of Supervisors and County Executive Officer.	Consistent	The proposed project is consistent with the Community Plan and zoning designations for the site. The residential population growth associated with the project is anticipated in County planning documents, including Sheriff's Department program planning.
7.a.1	Recognize the 100-year flood plain as the minimum level of protection required for new development, to the extent technically and financially feasible.	Consistent	The proposed project would not place housing or structures within the post-construction 100-year floodplain. Refer to analysis of General Plan policies 4.F.4 and 4.F.5.
7.a.2	New construction (i.e. structures requiring building permits) should not be permitted within a minimum 100 feet of the centerline of permanent streams, nor within 50' of the centerline of intermittent streams, nor within the future, fully developed 100-year floodplain, whichever is greater.	Consistent	Refer to analysis of General Plan policy 6.A.1 related to stream setbacks. The proposed project does not place any construction within the fully developed 100-year floodplain. The proposed project would destroy the existing 100-year floodplain along the eastern drainage swale and the southern portion of the central drainage swale as a result of implementation of the RAW. This work is necessary to remediate contaminated soils onsite and would provide environmental benefits in the region by removing a potential source of water contamination.
7.a.3	Maintain natural conditions within the 100-year floodplain of all streams except where work is required to maintain the streams' drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, Department of Fish and	Consistent with Mitigation	Refer to analysis of General Plan policy 4.F.5. The project would alter natural conditions within the 100-year floodplain associated with both drainage swales onsite, however this work is necessary to remediate contaminated soils onsite. Mitigation measures in Chapters 5, 10, and 11 identify requirements to ensure that work within the floodplain

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	Game regulations and Clean Water Act provisions administered by the U.S. Army Corps of Engineers, or when facilities for the treatment of urban runoff can be located in the flood plain providing that there is no destruction of riparian vegetation.		complies with applicable federal, state, and local regulations and to minimize environmental effects resulting from this work.
7.a.4	Reduce the negative impacts on water quality resulting from urban runoff for all commercial, industrial, and residential projects by treating such runoff through application of "Best Management Practices" before it enters intermittent or permanent streams. All feasible mitigation measures should be considered, including but not limited to, artificial wetlands, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, or other effective means, where appropriate (Water Supply and Quality, Policy #10).	Consistent with Mitigation	Refer to analysis of General Plan policy 4.E.10.
7.a.5	Prohibit the use of underground storm drain systems in rural and agricultural areas, unless no other feasible alternatives are available for conveyance of storm water from new development or when necessary to mitigate flood hazards.	Consistent	Refer to analysis of General Plan policy 4.E.7.
7.a.6	Require the allocation of land and/or easements, when necessary, for all projects which have significant impacts on the quantity or 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	Refer to analysis of General Plan policy 4.E.11.
7.a.8	Require new development to adequately mitigate	Consistent	Refer to analysis of General Plan policy 4.E.11.

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	increases in storm water peak flows and/or volume.		
7.a.9	Consider recreational opportunities and aesthetics in the design of storm water ponds and conveyance facilities.	Consistent with Mitigation	Aesthetic considerations in the design of the detention basin and other onsite drainage facilities will be included in the Design Review process (Mitigation Measure 6.1c).
7.a.12	Ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Storm Water Management Manual and the County Land Development Manual.	Consistent with Mitigation	Refer to analysis of General Plan policy 4.E.4.
8.a.1	Wherever artificial means are utilized in wetlands management, insure that appropriate biota-oriented vector control management strategies are incorporated (e.g. through the use of minnows predatory upon mosquitos).	Consistent with Mitigation	Refer to analysis of General Plan policy 8.I.2.
8.a.2	Require appropriate private mosquito control measures to be implemented in all new developments of land.	Consistent with Mitigation	Refer to analysis of General Plan policy 8.I.2.
8.a.3	Require that the Environmental Review process address the propagation of mosquitos as a result of project improvements AND the exposure of future project residents to excessive mosquito densities, and assure that appropriate mitigations are implemented at the project approval stage.	Consistent with Mitigation	Refer to analysis of General Plan policy 8.I.2.
11.a.2	New development in the area must, along with the State of California, continue to provide the funding necessary to meet the demand for new school	Consistent	Refer to analysis of General Plan policy 4.B.1.

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	facilities.		
COMMUNITY DEVELOPMENT ELEMENT- Noise			
2.a	New development of noise-sensitive uses shall not be allowed where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 8 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 8.	Consistent	As demonstrated in chapter 9, the non-transportation noise levels at the project site are below the standards identified in Table 8.
2.b	Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 8 as measured immediately within the property line of lands designated for noise-sensitive uses.	Consistent	As demonstrated in chapter 9, the proposed project will not generate noise levels that exceed the standards identified in Table 8 when measured at the property line for the nearest noise-sensitive land use.
2.d	The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Table 9.	Consistent	As demonstrated in chapter 9, existing and future transportation noise levels at the project site will comply with the standards in Table 9, and the proposed project will not result in a significant increase in transportation noise levels in the project vicinity.
2.e	New development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 9, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels	Consistent	As demonstrated in chapter 9, noise levels at the project site will comply with the standards in Table 9.

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	specified in Table 9.		
RECREATION ELEMENT			
C.7	Require the dedication of land and/or payment of fees, in accordance with state law (i.e. Quimby Act) in order to acquire and develop public recreation facilities. Fees should be set and maintained in an amount necessary to completely fund the recreational needs for park land and park facilities generated by the new development.	Consistent	Refer to analysis of General Plan policy 4.B.1.
F.2.a	Create and maintain a multiple-use trail network which will ensure the safe and efficient movement of people throughout the County.	Consistent	The project would not interfere with development of the trail network. The community plan identifies a trail in the vicinity of the project. Placer County Department of Facility Services Parks Division has determined that trail will be located on the east side of Penryn Road.
F.2.c	Provide all County residents, as well as visitors, with convenient access to a multi-use trail network which serves both the County and region.	Consistent	The project includes pedestrian paths internal to the site and a sidewalk along Penryn Road. Penryn Road will provide access to the future trail discussed above.
COMMUNITY DESIGN ELEMENT			
C.1	Wherever possible, natural features should be retained as buffers between different, potentially incompatible uses as well as serving to preserve the rural character of the area. Where natural features are not available, landscaped buffers should be provided to minimize the adverse effects of higher intensity uses.	Consistent with Mitigation	Mitigation Measures 6.1a and 6.1b identify the project's proposal to provide landscaped building setbacks and a 30-foot landscape easement along Penryn Road to reduce the project's visual impacts

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C.2	Sites should be designed and developed to provide safe and convenient access for pedestrians, bicyclists, and motorists, and where appropriate, equestrians.	Consistent with Mitigation	Refer to analysis of General Plan policy 6.G.3 and Community Plan Population and Housing policy 3.f.
C.3	Roads should follow natural topography wherever possible to minimize cutting and grading.	Consistent	The proposed site layout reflects the existing grades and topography.
C.5	Wherever possible, native trees should be preserved and the use of native and/or drought tolerant plant materials encouraged in all revegetation/landscaping projects.	Consistent with Mitigation	Refer to analysis of General Plan policy 6.D.2.
C.8	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 should provide an informal character and smooth transition between buildings, parking lots adjoining roadways and open areas.	Consistent with Mitigation	Mitigation Measures 6.1a and 6.1b identify the project's proposal to provide landscaped building setbacks and a 30-foot landscape easement along Penryn Road to reduce the project's visual impacts
C.10	An important consideration in the design of any land development project should be the conservation of natural drainage channels and swales, and the preservation of existing natural resources. Where development is proposed adjacent to the area's major stream corridors, encourage a design which locates streets and common open space, not backyards, or other private areas adjacent to the riparian areas to enhance the creekside environment, and to permit access to this important	Consistent with Mitigation	Refer to analysis of General Plan policies 6.A.1, 6.A.3, 6.A.5, 6.A.6, and 6.A.12.

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	resource. Incorporate the use of "Best Management Practices" into the project's design to mitigate the impact of urban runoff on the stream corridors (Land Use Policy #3h).		
C.12	Projects within the Plan area should comply with the Placer County Landscape Guidelines, the Placer County Design Guidelines, or the Rural Design Guidelines.	Consistent with Mitigation	Refer to analysis of General Plan policy 1.O.1.
C.13	Night lighting, visible from the exterior of a building and the project's boundaries shall be limited to that necessary for security, safety, and identification. All night lighting shall be low intensity and screened from view of passing traffic and adjacent residential areas. Lighting shall not be directed in an upward manner nor beyond the boundaries of the parcel on which the structure is located (Land Use Policy #3y).	Consistent	Refer to analysis for General Plan policy 1.O.9.
C.15	To the maximum extent possible, all structures, including residences, should complement and blend in with the natural setting of the planning area, and to this end the following principles shall be incorporated into the project design: The visual impact of the structure shall be mitigated either through reduction of building bulk, increased setbacks, or introduced hillside structures shall be designed to step down the natural hillside in order to achieve a low building profile and minimize grading. Structures may be located within existing tree covered areas and still be consistent with slope,	Consistent with Mitigation	Refer to analysis for General Plan policies 1.O.3 and 1.O.4.

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	<p>geologic and related conditions and the need to preserve natural terrain and locally unique or especially beautiful wooded areas.</p> <p>Largely bare slopes and sparsely wooded ridges visible from large portions of the planning area should be kept free of structures to the maximum extent possible.</p> <p>If development does take place on highly visible barren slopes or ridges, it must be unobtrusive and designed to maintain the character of the natural setting.</p>		
C.16	<p>The use of natural materials (i.e. wood siding and field stone) is encouraged. Exterior color shall blend with the surrounding natural landscape. The use of "earth tones" or natural finishes which blend with the surrounding background is encouraged.</p>	Consistent with Mitigation	Refer to analysis for General Plan policy 1.O.3.
C.19	<p>Development projects should be designed to have the fewest number of access roads or openings onto a major arterial roadway.</p>	Consistent	The proposed project has one access onto Penryn Road and one exit-only access onto Taylor Road.
C.20	<p>Encourage the clustering of dwellings and other structures to help save larger areas of open space and preserve the natural terrain.</p>	Consistent	The proposed site layout clusters structures and provides turf areas, a tot lot, and preserved open space onsite.
C.21	<p>Intensity of use of individual parcels and buildings shall be governed by considerations of: health and safety, impact on adjoining properties due to noise, traffic, night lighting, or other potentially disturbing conditions; and protecting natural land characteristics. Visibility of structures, preservation of natural land form and natural resources,</p>	Consistent	Refer to analysis of Community Plan Land Use policy 3.d.

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	topography, noise exposure, maintenance of rural quality, and compatibility with the surrounding properties shall be considered in preparing subdivision designs. Subdivision density, or number of lots, will ultimately be determined by these factors. It is recognized that the maximum number of lots permitted by the land use or zoning designation may not be realized once these factors are considered (Land Use Policy #3e).		
C.23	Encourage graded slopes to be undulating and include varying slope gradients where this would result in a more natural blending with the surrounding terrain. All cut and fill banks shall be finished to harmonize with the existing topography.	Consistent with Mitigation	Refer to analysis of General Plan policy 1.K.4.
C.24	Graded slopes should be revegetated with native, fire resistant plants which shall extend out beyond the cut and fill in a feathered manner to prevent a hard edge to the landscape and erosion control planting. Plant materials shall be of varying form and density to soften and vary the slope plane.	Consistent with Mitigation	Refer to analysis of General Plan policy 6.D.2.
C.25	To the maximum extent possible, the amount of cut and fill material used during project construction should be balanced in order to minimize offsite import and export of soil.	Consistent with Mitigation	Refer to analysis of General Plan policy 1.K.4.
C.26	In place of sound wall construction, require, wherever possible, the use of greater setbacks and/or earthen berms planted with native or native-appearing species to provide a scenic corridor for all parcels fronting on all of the Plan area's major	Consistent	As demonstrated in chapter 9, no sound walls or berms are necessary.

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	circulation routes (ie. 2, 4, or 6 lanes of traffic).		
D.1.b	<p>A landscaped corridor should be established along Penryn Road and Taylor Road, including separated pedestrian path and/or sidewalk and an on street bikeway. An equestrian trail should also be provided through this area (not necessarily within the road right-of-way) to connect areas to the north and south (see Figure A). Landscaping will enhance commercial development in the area, as well as screen and shade parking areas and buffer adjoining uses. Landscaping for development projects should comply with the Placer County Landscape Guidelines and Placer County Design Guidelines; however, additional landscaping may be required as part of the project's conditions to adequately mitigate aesthetic and noise concerns.</p> <p>A special district such as a County Service Area (C.S.A.) or Landscape and Lighting District should be established to provide uniform maintenance of the Parkway areas. Provisions for the extension of the pedestrian path, bicycle path, and equestrian trail outside the Penryn Parkway area, should also be considered. Along Boyington Road, similar trails should be provided to connect to King Road. The locations of two County parks and a high school at each end of the Parkway corridor offer an excellent opportunity to provide the public with better access to these facilities. With the completion of these, and other trails planned in the region, a very efficient system of pathways will be created.</p>	Consistent with Mitigation	<p>The project includes a 30-foot landscape easement along Penryn Road (Mitigation Measure 6.1b). If the project is approved, the Condition of Approval would require construction of improvements along Penryn Road, which would include a sidewalk and a Class II bike lane. The project would not interfere with development of the trail network. The community plan identifies a trail in the vicinity of the project. Placer County Department of Facility Services Parks Division has determined that trail will be located on the east side of Penryn Road.</p>
D.1.d	The Penryn Parkway is intended as a highway-	Consistent	The project proposes multiple-family residential uses, which

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	<p>service oriented retail area which also allows for multiple-family residential uses. The types of commercial activity that will meet the local residents' needs as well as visitors include specialty retail, neighborhood groceries, walk-in (no drive-thru) restaurants, plant nurseries, professional offices, business parks to accommodate non-polluting, low intensity retail service operations, churches, financial institutions, senior independent living centers, multiple- family residential uses, and other relatively low impact uses.</p>		<p>are expressly permitted in the Penryn Parkway area.</p>
D.1.g	<p>Where possible, shared driveways, parking lot connections, and elimination of multiple encroachments for a single project should be required as a part of the project approval process in order to reduce traffic congestion/conflicts. Such a policy will also increase the effectiveness of the "parkway concept" implementation program.</p>	Consistent	<p>Refer to analysis for Community Plan Community Development Element policy C.19.</p>
<p>NATURAL RESOURCES MANAGEMENT ELEMENT – Natural Resources</p>			
1.b.4	<p>Ensure implementation of the Placer County Grading Ordinance to protect against sedimentation and soil erosion. Minimize grading during the rainy season to reduce erosion and sedimentation potential to provide for slope stability.</p>	Consistent with Mitigation	<p>Refer to analysis for General Plan policy 1.K.4.</p>
1.b.5	<p>Developers shall provide adequate drainage and erosion control during construction as described in the Placer County Land Development Manual.</p>	Consistent with Mitigation	<p>Refer to analysis of General Plan policy 4.E.4.</p>

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1.b.6	Require graded slopes to conform to the natural topography to the greatest extent possible.	Consistent	Refer to analysis of Community Plan Community Design Element policy C.3.
3.b.3	Seek to maintain or improve the quality of waters in Secret Ravine, Miners Ravine, Antelope Creek, and Mormon Ravine.	Consistent with Mitigation	Mitigation measures for Impact 11.2 identify project requirements to maintain surface water quality.
3.b.4	Require the application of feasible "Best Management Practices" for all new development to prevent discharge of stormwater pollutants into surface and groundwater.	Consistent with Mitigation	Refer to analysis for General Plan policy 4.E.10.
3.b.5	Encourage the use of open space to preserve and enhance the watersheds, stream corridors and wetlands significant to the protection of water resources such as the American River/Folsom Lake, Secret Ravine, Miners Ravine, Antelope Creek, and Mormon Ravine.	Consistent	The project uses open space to preserve the northern portion of the central drainage swale onsite.
3.b.9	Reduce the negative impacts on water quality resulting from urban runoff for all commercial, industrial, and residential projects by treating such runoff before it enters intermittent or permanent streams. All feasible mitigation measures should be considered, including, but not limited to, artificial wetlands, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, or other effective means, where appropriate.	Consistent with Mitigation	Refer to analysis for General Plan policy 4.E.10.
3.b.13	Promote water conservation through development standards, building requirements, landscape design guidelines, and other applicable policies and	Consistent with Mitigation	The Design Review process (Mitigation Measure 6.1c) will ensure that the project meets requirements for water conservation.

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	programs.		
4.b.1	Preserve in their natural conditions stream environment zones, including floodplains and riparian vegetation along creeks and canals.	Consistent with Mitigation	Refer to analysis for General Plan policy 4.E.12.
4.b.2	The natural resources and features of a site proposed for development shall be the predominant planning factor that determines the scope and magnitude of the development. Conservation of the natural landscape, including minimizing disturbance to natural terrain and vegetation, shall be an overriding consideration in the design of any land development project, paying particular attention to its protection and the preservation of existing native vegetation.	Consistent with Mitigation	Refer to analysis for General Plan policy 4.E.12.
4.b.3	Site specific surveys by qualified professionals shall be required prior to development to delineate wetlands in the Plan area. All development proposals involving wetlands shall be coordinated with the California Department of Fish and Game, Army Corps of Engineers and U.S. Fish and Wildlife Service. The "no-net-loss" policy (2:1 replacement) of requiring preservation of all wetland sites, or preservation of priority wetlands and compensation for wetland losses, shall continue to be provided. Wherever artificial means are utilized in wetlands management, insure that appropriate biota-oriented vector control management strategies are incorporated (i.e. through the use of minnows predatory upon mosquitos).	Consistent with Mitigation	A Wetland Delineation has been verified for the project site. Mitigation Measures 5.1b and 5.3b identify required approvals and permits from state and federal agencies for impacts to wetlands and riparian habitat. These measures as well as Mitigation Measure 5.3b require preservation and compensation for impacts to these resources. Mitigation Measures 13.3b, 13.3c, and 13.3d identify requirements to ensure the project does not create mosquito habitat.

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4.b.4	Where impacts to stream environment zones or wetland areas are unavoidable, project specific mitigation shall include the identification and quantification of vegetation impacted, the preparation of 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 with Mitigation	The EIR quantifies the vegetation impacted by the proposed project. Mitigation Measures 5.1a, 5.1b, 5.3b, 5.3c and 5.3e incorporate the requirements of this policy.
4.b.5	Require a minimum 100-foot non-development setback from the centerline of perennial streams, and a minimum 50' setback from intermittent streams (see Exhibit E) as part of permanent protection easements. Said setback areas shall be increased if necessary, to include the future, fully developed 100-year floodplain and all streamside riparian vegetation.	Consistent	Refer to analysis of General Plan policy 6.A.1.
4.b.7	Require field studies by qualified professionals as part of the environmental review process for projects where the habitat of special status species is known to exist in order to document the possible occurrence of special status plant species and provide a method of protecting, monitoring, replacing or otherwise mitigating the impacts of development in and around these sensitive habitats.	Consistent	The required field studies were prepared.
4.b.11	In landscaping of individual sites and replanting where original vegetation has been destroyed or removed, the emphasis shall be on use of native or native-appearing rather than exotic plants. In areas of high risk, however, it may be preferable to introduce carefully chosen exotics with high fire	Consistent with Mitigation	Refer to analysis of General Plan policy 6.D.2.

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	resistance characteristics.		
4.b.12	Recognize that rock outcroppings provide nesting, breeding and foraging resources for a wide variety of terrestrial and avian species inhabiting the Sierra Foothills, and shall be preserved by incorporating such areas into private project designs.	Consistent	The project proposes to preserve areas where rock outcroppings occur.
5.b.2	Identify and protect important spawning grounds, migratory routes, waterfowl resting areas, oak woodlands, wildlife corridors, and other unique wildlife habitats critical to protecting and sustaining wildlife populations.	Consistent with Mitigation	Refer to analysis of General Plan policies 1.I.2 and 6.C.1.
5.b.7	Require 100-foot non-development setbacks from the centerline of perennial streams, and 50' non-development setbacks from intermittent streams as part of permanent protection easements (see Exhibit E). Setback areas shall be increased as necessary to include the future, fully developed 100-year floodplain and all streamside vegetation.	Consistent	Refer to analysis of General Plan policy 6.A.1.
6.b.2	Development projects shall be located and designed to conserve air quality and minimize direct and indirect emission of air contaminants. Development proposals shall be submitted to the Placer County Air Pollution Control District to identify the project's air quality impacts prior to consideration by the appropriate decision-making body. Appropriate mitigation measures, including any issuance of an air quality permit to direct emission sources, shall be included in the project proposal.	Consistent with Mitigation	Refer to analysis of General Plan policy 6.F.7.

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6.b.8	Land development projects which result in 200 or more trips per day may require an air quality analysis to be submitted for review and approval.	Consistent	The required air quality analysis is provided in the EIR.
NATURAL RESOURCES MANAGEMENT ELEMENT – Open Space			
3.c	In the design and construction of new development, the following types of areas and features shall be preserved as open spaces to the maximum extent feasible: high hazard areas (erosion, landslides, wildland fires, floodplains, high noise exposure, etc.) scenic and trail corridors, streams, streamside (riparian) vegetation, wetlands, other significant stands of beneficial native vegetation, and any areas of special ecological significance. These sensitive areas should be mapped before designing a project so that priority is placed on protecting these areas and features rather than retrofitting a development project onto the property.	Consistent with Mitigation	Refer to analysis for General Plan policies 4.F.4, 4.F.5, 6.A.2, and 6.A.3 regarding impacts within the floodplain. Refer to analysis for General Plan policies 6.B.1, 6.B.4, and 6.D.14 regarding impacts to biological resources.
3.j	Conserve visual resources of the community, including important vistas, wooded areas, and in particular the riparian habitats of Miner's Ravine, Secret Ravine, Mormon Ravine, Antelope Creek and their tributaries, and other natural drainageways which are important in providing low cost natural flood control.	Consistent with Mitigation	Refer to analysis for General Plan policy 4.F.10.
3.k	Maintain heavily vegetated corridors along circulation routes to preserve their rural nature and perceived value as natural noise buffers. Roads and other public works projects shall incorporate aesthetic values, as well as utility, safety and	Consistent with Mitigation	Refer to analysis for Community Plan Community Design Element policy C.1.

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	economy.		
3.l	Require development of all building sites and residences in a manner minimizing disturbance to natural terrain and vegetation, and maximizing preservation of natural beauty and open space. Where urban uses are called for in the Plan, attempt to balance the needs of such projects with this policy.	Consistent with Mitigation	Refer to analysis for General Plan policy 1.O.3.
3.m	Enhance and protect scenic resources visible from scenic routes in the Plan area. The use of soundwalls to mitigate noise impacts along roadways is generally inconsistent with other policies of this Plan related to maintaining the rural character of the area. Alternative mitigation measures such as setbacks, landscaped berms, or relocation of structures are generally preferred over soundwalls.	Consistent	As demonstrated in chapter 9, no soundwalls or berms are necessary.
3.p	Protect natural areas along creeks and canals through the use of non-development setbacks with setback distances varying according to the significance of the area to be protected.	Consistent	Refer to analysis of General Plan policy 6.A.1.
NATURAL RESOURCES MANAGEMENT ELEMENT – Cultural and Paleontological Resources			
3.a	Identify and protect from damage, destruction and abuse, Placer County's important historical, archaeological, and cultural sites and their contributing environment (i.e.	Consistent	Refer to analysis for General Plan policy 5.D.6.

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	setting). When possible, incorporate these resources, particularly historical vegetation or vista points, into Open Space areas.		
3.c	Require site-specific studies as part of the environmental review process, for paleontological, prehistoric, historical and natural elements in all instances where land development or property demolition has the potential to have a detrimental impact on a possibly significant cultural resource or historic structure (i.e. buildings aged 45 years or older). Whenever possible, projects should be planned to avoid adverse impacts to cultural resources. Avoidance strategies are preferred over mitigation of the impacts.	Consistent	Refer to analysis for General Plan policy 5.D.6.
CIRCULATION ELEMENT			
C.2	Roads, trails, and paths shall be designed and constructed to minimize erosion and other disturbances to the natural terrain and vegetation. Such facilities shall be designed for economical maintenance.	Consistent with Mitigation	Mitigation measures identified for Impact 10.2 would ensure that erosion and disturbances to natural terrain are minimized to the extent feasible.
C.6	The level of service (LOS) on major roadways (i.e., arterial and collector routes) and intersections identified in the Capital Improvement Program (CIP) shall be at Level "C" or better. The first priority for available funding shall be the correction of potential hazards.	Consistent with Mitigation	Mitigation measures identified in chapters 7 and 14 include the project's fair share funding requirements to ensure that acceptable LOS are maintained.
C.7	Land development projects shall be approved only if	Consistent	Refer to analysis for Community Plan Circulation Element

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	LOS C can be sustained on the Community Plan roadways, as they are planned to be improved, including the addition of traffic from approved projects. (This may result in temporary slippage in LOS C until adequate funding has been collected for the construction of program improvements.)	with Mitigation	policy C.6.
C.8	Capital improvements shall be undertaken in response to buildout of the area. Traffic mitigation fees to fund the CIP described in this Plan shall be required as condition of approval for all land development projects within the Community Plan area. On-site and "frontage" improvements of projects which comprise the CIP shall be required as conditions of approval for all land development projects.	Consistent with Mitigation	Refer to analysis for Community Plan Circulation Element policy C.6.
C.10	Traffic mitigation fees shall be collected from all land development projects. Fee programs shall be based on potential traffic generation, and shall be collected when building permits are issued.	Consistent with Mitigation	Refer to analysis for Community Plan Circulation Element policy C.6.
C.11	Roads shall be designed and maintained to encourage safe, alternative forms of transportation that contribute to a rural atmosphere (such as: walking and bicycling).	Consistent with Mitigation	Refer to analysis for General Plan policy 6.G.3.
C.19	Land development projects shall be designed to minimize the number of access points onto public roadways and to incorporate roadway patterns and extensions that create an interconnected system of roadways to enhance Community Plan circulation.	Consistent	Refer to analysis for Community Plan Community Design Element policy C.19.