
CHAPTER 4

LAND USE

CHAPTER 4 LAND USE

4.1 ENVIRONMENTAL SETTING

The ±15.1-acre property, which consists of Assessor's Parcel Numbers 043-060-052 and 043-060-053, is located in unincorporated Placer County in the community of Penryn on the west side of Penryn Road, approximately one-half mile north of Interstate 80 (I-80). The project site is mapped within the Rocklin quadrangle of the USGS 7.5 minute topographic map. General topographic and hydrologic information about the project region is shown in *Figure 3-1 Site and Vicinity Map*. The project site is within the planning area of the *Horseshoe Bar/Penryn Community Plan*, which encompasses approximately 25 square miles south of the unincorporated community of Newcastle and the City of Auburn, north of the community of Granite Bay, west of Folsom Lake, and east of the Town of Loomis and the cities of Rocklin and Roseville.

Project Site

As shown in *Figure 3-2 Aerial Photograph*, the project site is presently undeveloped. A small area of fencing and landscaping associated with the property to the south encroach on the project site. The site has approximately 495 feet of frontage along Penryn Road and 60 feet of frontage on Taylor Road. The site supports gently sloping land comprised primarily of oak woodland and annual grassland communities. Riparian vegetation is associated with a drainage swale that crosses the site from north to south near its eastern boundary. Another drainage swale traverses the central portion of the site. These swales carry water from north to south and offsite into Secret Ravine, located approximately one mile south of the project site. In the past, the site was used as a fruit orchard. Soils onsite are known to contain hazardous materials associated with this past agricultural use. Soil remediation would occur onsite prior to development of the proposed project, as described in **CHAPTER 3 PROJECT DESCRIPTION** and in **CHAPTER 14 HAZARDS AND HAZARDOUS MATERIALS**.

Adjacent Land Uses

Properties adjacent to the project site's northern and western boundaries support large-lot rural residential land uses. The northwest corner of the project site is adjacent to Taylor Road, and properties on the northern side of Taylor Road also support large-lot rural residential land uses which include residential-agricultural activities.

Penryn Road forms the eastern project site boundary. Parcels across Penryn Road include rural residential uses, undeveloped commercial land, a parcel with mixed commercial (Halo-House Realty/Mortgage) and rural residential uses, and a parcel in use for agricultural and retail uses (Hershman Tree Farms Nursery and Dave's Hay Barn). The Hope Lutheran Church property, developed with a church and accessory structures, abuts the project property on the south. A small portion of fencing and landscaping associated with church encroach on the project site. These features would be removed with development of the proposed project.

Penryn Elementary School is approximately one mile northwest of the project site and Del Oro High School is approximately one mile southwest of the site, in the Town of Loomis. Other land uses in the project vicinity include a small commercial development north of the eastbound I-80 exit ramp, which is southwest of the project site, and a gas station along Boyington Road approximately 1,200 feet south of the project site.

Community Plan and Zoning Designations

Land uses for the project area are determined by the *Horseshoe Bar/Penryn Community Plan* and the Placer County Zoning Ordinance. The project does not propose to change the existing zoning and land use designations. The land use and zoning designations for the project site and adjacent parcels as well as existing uses in the area are described below, summarized in *Table 4.1*, and shown in *Figure 4-1*.

Under the *Horseshoe Bar/Penryn Community Plan*, the project site has a designation of Penryn Parkway (PP). This land use designation identifies a mixed-use area that could include multi-family residential, professional office, and commercial uses. The PP designation is applied to ±166 contiguous acres within the Community Plan area, as shown on *Figure 4-2*. It includes land just north of the intersection of Taylor and Penryn Roads extending to the southern side of I-80. As described in the Community Design Element of the Community Plan, this area is intended to develop as a compact commercial core to serve the Penryn community as well as travelers on I-80. Penryn Parkway Development Policy “e” states that the area “is intended as a highway-service oriented retail area which also allows for multiple-family residential uses.” Through the Use Permit and Design Review processes for projects within the Penryn Parkway area, the County will consider a project’s design with respect to overall integration of commercial uses and compatibility with surrounding rural residential uses.

The Placer County Zoning Ordinance designates 9.92 acres of the site as Residential Multi-Family - Combining Density Limitation of 10, Planned Development (RM-DL 10 PD). This designation allows for 10 multi-family units per acre, which would allow a maximum of 99 dwelling units. The Zoning Ordinance designates 5.22 acres of the site Neighborhood Commercial - Combining Use Permit Required - Combining Design Corridor (C1-UP-Dc). This designation allows for 1 multi-family unit per 2,000 square feet, or approximately 21 units per acre. This would allow a maximum of 113 dwelling units on this parcel. The -Dc designation indicates that approval of a Design/Site Agreement is required.

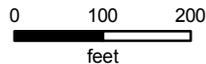
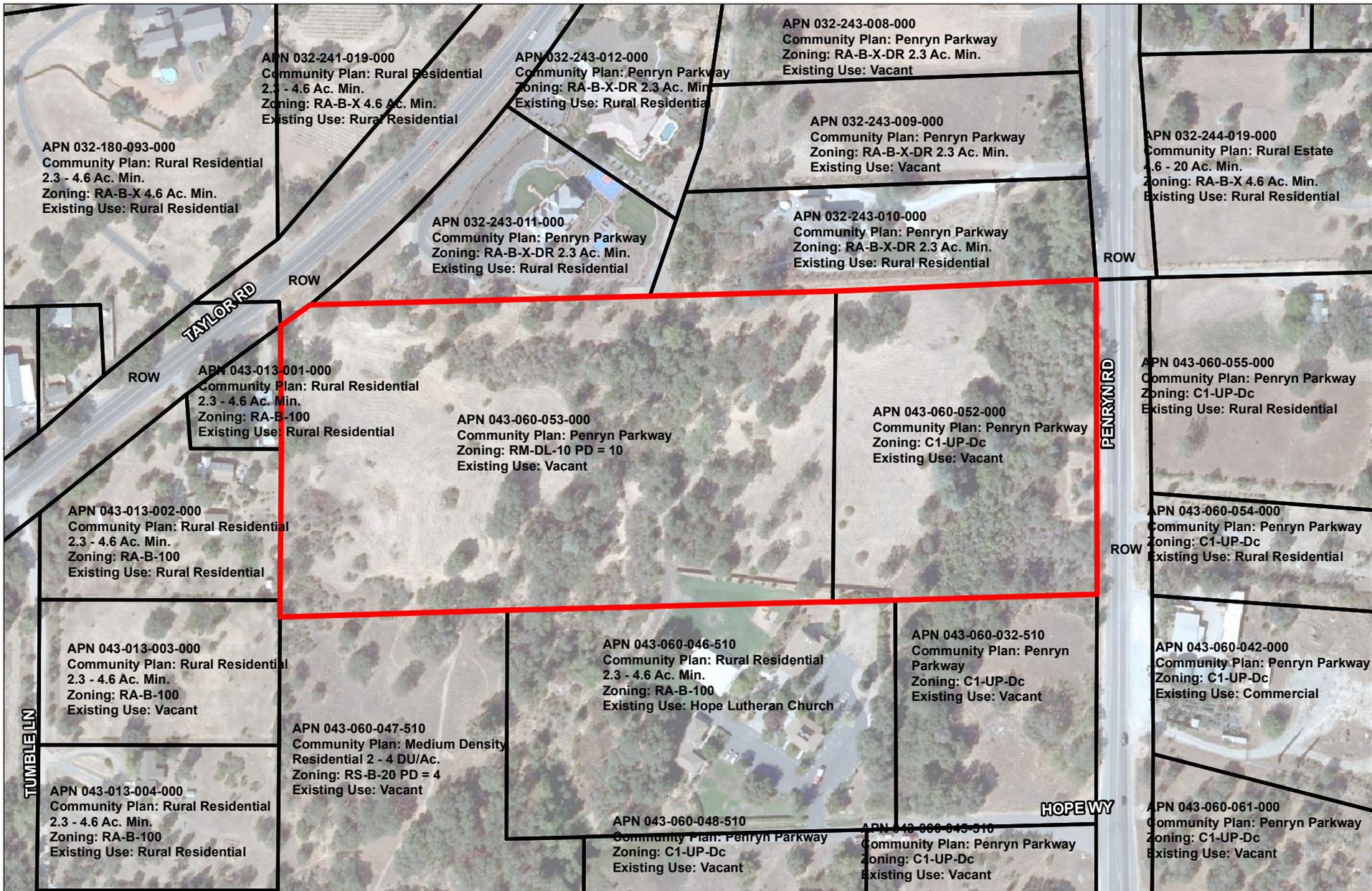
Table 4.1
Land Use and Zoning Designations

Location	Placer County Zoning Designation	Horseshoe Bar/Penryn Community Plan Designation	Existing Land Use
Project Site	<p>RM-DL10 PD=10 (Residential Multi-Family, Combining Density Limitation of 10, Planned Development = 10 dwelling units per acre)</p> <p>C1-UP-DC (Neighborhood Commercial, Combining Use Permit Required, Combining Design Corridor)</p>	Penryn Parkway	Vacant

Location	Placer County Zoning Designation	Horseshoe Bar/Penryn Community Plan Designation	Existing Land Use
North	RA-B-X DR 2.3 acre minimum (Residential Agriculture, Combining Development Reserve, 2.3 acre minimum parcel size)	Penryn Parkway	Rural Residential
South	RS-B-20 PD=4 (Residential Agriculture, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 4 units per acre)	Medium Density Residential 2-4 Dwelling Units per acre	Vacant
	RA-B-100 (Residential Agriculture, Combining Building Site Size of 2.3 acres minimum)	Rural Residential 2.3 to 4.6 Acre Min.	Church
	C1-UP-DC (Neighborhood Commercial, Combining Use Permit Required, Combining Design Corridor)	Penryn Parkway	Vacant
East	C1-UP-DC (Neighborhood Commercial, Combining Use Permit Required, Combining Design Corridor)	Penryn Parkway	Vacant / Commercial/ Agricultural
West	RA-B-100 (Residential Agriculture, Combining Building Site Size of 2.3 acres minimum)	Rural Residential 2.3 – 2.6 Acre Minimum	Rural Residential

Agricultural Lands

While the project site has been used for agricultural operations in the past, it is not currently used for agricultural purposes and is not zoned for agricultural uses. It is not designated under the California Farmland Mapping Monitoring Program and no land on the project site is currently under a Williamson Act contract.



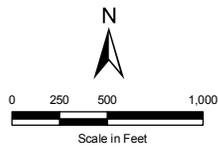
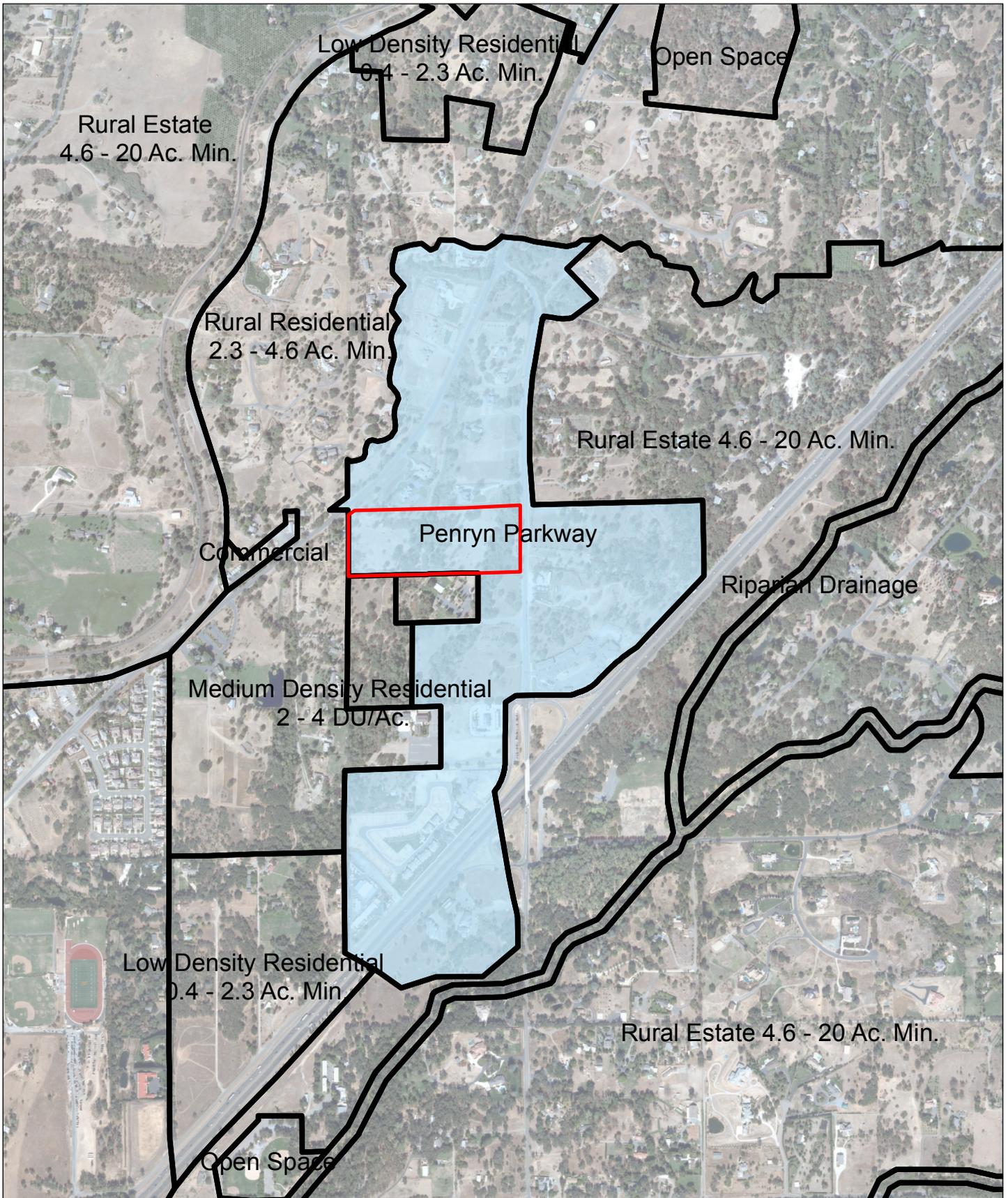
Legend



Source Data: Placer County
Aerial Photo: November 2008

Figure 4-1

**General Plan &
Zoning Designations**
Orchard at Penryn
Placer County, CA



Legend

- Project Site
- Land Use Designation Boundary
- Penryn Parkway

Figure 4-2

PENRYN PARKWAY
Orchard at Penryn
 Placer County, CA

Population Projections

According to the *Horseshoe Bar/Penryn Community Plan*, the 1990 federal census reported approximately 6,459 persons living in 2,307 dwelling units within the Community Plan area (census tract 212). Based on this data, the Community Plan uses an average household size of 2.8 persons per household. In 1990 the Plan Area contained 2,392 dwelling units, indicating a vacancy rate of 3.55 percent. The Community Plan recognizes that “the predominance of single-family housing units is a reflection of the demand for this type of housing and the rural character of the Plan area.”

Based on a 2.0 percent growth rate, the Community Plan projected the area’s 2010 population as 9,598 people. The plan further found that between 600 and 1,100 new dwelling units would be needed to accommodate the anticipated new population and projected that the majority of new dwelling units would occur in areas designated for low density residential, rural residential, and rural estate land uses. The total holding capacity of the Community Plan, which would be reached when the area is completely built out, was projected to be 13,740 people.

At this time, detailed data from the 2010 Census is not available. According to data at the U.S. Census website (www.factfinder.census.gov), the 2000 federal census reported 7,881 people residing within census tract 212, in a total of 2,828 occupied housing units. This is an increase of 1,422 people and 416 dwelling units compared to the 1990 census, and is consistent with the 2.0 percent annual growth rate discussed above. The 2000 census data also indicates that the average household size reported in the Community Plan has not changed.

Land Development Trends

Agriculture has long been the predominant land use throughout southwestern Placer County, including the *Horseshoe Bar/Penryn Community Plan* area. While retaining the area’s rural character is a primary goal of the Community Plan, residential development on smaller lots has had an increasing role in the land use pattern and character in the Community Plan area. This is a reflection of the overall growth in the region. Through the late 1990s and into the early 2000s, Placer County ranked among the fastest-growing counties in California in terms of jobs and population. The 1990 US Census reported Placer County’s population as 172,796 people. The 2000 Census reported the County’s population at 248,399 individuals. Much of that growth occurred in southwestern Placer County, including the Town of Loomis and the City of Rocklin, which are located south and west of the Community Plan area.

Land north and west of the Community Plan area is approved under the Bickford Ranch Specific Plan for development of 1,890 dwelling units and an eight-acre village commercial center. This plan also includes pedestrian and equestrian trails, public parks, open space, a village recreation center, an equestrian arena, and an 18-hole golf course and driving range. Residential uses within Bickford Ranch will range from medium density (5,000 to 7,500 square-foot minimum lot sizes) to rural estates (3.5 to 10-acre minimum lot sizes). No substantial construction has occurred at the Bickford Ranch site and none is currently underway.

Other development projects in the project area are described in **CHAPTER 14 CUMULATIVE IMPACTS**.

Regional Planning

Placer Legacy

The Placer Legacy Open Space and Agricultural Conservation Program was adopted in 1998 to implement goals, policies, and programs of the County's General Plan regarding protection and conservation of open space and agricultural lands. Objectives of the Placer Legacy program include maintaining agricultural activities in the County; conserving natural features as part of the County's outdoor recreation opportunities; retaining scenic and historic areas; preserving plant and animal communities, including special-status species; separating urban areas into distinct communities; and ensuring public safety.

As documented in the Placer Legacy Open Space and Agricultural Conservation Program (Placer County 2000), program implementation efforts are focused on ten study areas in the County. The study area nearest the project site is the Loomis Basin. Implementation measures for this area primarily focus on protecting and supporting agricultural activities, preserving stream zone vegetation, improving water quality, protecting and improving oak woodland habitat, and increasing recreation opportunities, particularly at Folsom Lake.

A key part of the Placer Legacy Program is the Placer County Conservation Program, which is intended as a comprehensive way to meet state and federal requirements for the federal Endangered Species Act (FESA), California Endangered Species Act (CESA), and Clean Water Act. The overall goals of the program are to make the permit application process more efficient, ensure compliance with current federal, state, and county laws, and improve the quality of environmental mitigation measures for sensitive species in the county. The Placer County Conservation Program includes two primary components: a Programmatic General Permit related to wetland regulation; and a Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) related to endangered species regulation. As the Conservation Program is still being established and has not yet been adopted, the program does not affect development of the project site. As discussed in **CHAPTER 5 BIOLOGICAL RESOURCES**, development of the project site would not affect ongoing establishment of the Placer County Conservation Program.

Blueprint

The Sacramento Area Council of Governments' (SACOG) recent Blueprint Project establishes a long-range vision for how the Sacramento region will manage an anticipated doubling of population by 2050. Many of the strategies discussed by participants in the Blueprint process (consisting of more than 5,000 residents of the region) called for implementation of the following Blueprint Planning Principles: a variety of housing options, compact development, transportation choices, mixed land uses, conservation of natural resources, better use of existing assets, and quality design. The Preferred Blueprint Scenario depicts a plan for regional growth through the year 2050 in a manner generally consistent with the Blueprint Planning principles. The Preferred Blueprint Scenario will serve as a framework to guide local government in growth and transportation planning. For unincorporated areas of Placer County, including the *Horseshoe Bar/Penryn Community Plan* area, the Preferred Blueprint Scenario anticipates continued development of rural residential land uses. The Blueprint Plan has not been adopted by Placer County, and is not legally binding on the County. However, the Plan does play an advisory role and is intended to guide the region's land use and transportation planning.

4.2 REGULATORY SETTING

Local Regulations

As stated above, land uses in the project area are governed by the *Placer County General Plan* and *Horseshoe Bar/Penryn Community Plan*. Both documents set forth goals, policies, and implementation measures to guide land use and development within their planning areas. California planning law dictates that all land use decisions must be consistent with the implementing jurisdiction's adopted General Plan.

Many of the *Placer County General Plan* and *Horseshoe Bar/Penryn Community Plan* policies applicable to the proposed project were adopted with the intent to reduce the environmental impacts of ongoing development, while land use designations are adopted to provide the long-range planning necessary to minimize conflicts between adjacent land uses and provide adequate infrastructure. Relevant provisions of both plans and the County's zoning ordinance are summarized below. The impacts discussed in Section 4.3 consider the project's compatibility with existing land uses in the vicinity and consistency with the General Plan and Community Plan. Section 4.3 includes a summary of the detailed analysis of the project's consistency with applicable policies of each plan, which is presented in Appendix B of this Draft EIR.

Placer County General Plan

California Government Code Section (§) 65300 requires each county and city to adopt a general plan to guide development decisions. The *Placer County General Plan* establishes the County's development goals and policies; sets the land use, housing, and development policies for the County; designates allowable land uses for all property throughout the unincorporated portions of the county; and identifies Community Plan areas. The General Plan was adopted by Placer County Board of Supervisors in 1994. The following list presents goals of the Placer County General Plan Land Use Element that are applicable to the analysis of the project's potential land use impacts. The consistency of the proposed project with General Plan policies that support these goals is analyzed in Appendix B of this Draft EIR, as discussed below under Impact 4.1.

- Goal 1.A To promote the wise, efficient, and environmentally-sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses.
- Goal 1.B To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.
- Goal 1.G To designate land for and promote the development and expansion of public and private recreational facilities to serve the needs of residents and visitors.
- Goal 2.A To provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents in all income categories.

Horseshoe Bar/Penryn Community Plan

The proposed project site is located within the bounds of the *Horseshoe Bar/Penryn Community Plan* area; therefore, the policies and regulations of the Community Plan govern development of

the project site. The *Horseshoe Bar/Penryn Community Plan* is intended to provide a “predominately rural lifestyle” throughout the plan area. The Community Plan identifies Penryn Parkway as a mixed-use area that could include multi-family, professional office, and commercial uses. The Community Plan applies the Penryn Parkway designation to approximately 166 acres around Penryn Road, including the project site and many surrounding parcels, as shown on *Figure 4-2*.

The Community Plan provides 19 General Community Goals that are applicable to the entire Plan area, while resource-specific goals and policies are provided in each of the Community Plan elements. The proposed project’s consistency with applicable Horseshoe Bar/Penryn Community Plan policies is analyzed in Appendix B of this Draft EIR, as discussed under Impact 4.1. The General Community Goals relevant to the analysis of land use impacts include:

- ❖ Provide for residential development which creates functional, attractive, cohesive neighborhoods which are reasonably integrated with adjoining neighborhoods rather than physically isolated from their surroundings.
- ❖ Provide cultural, recreational, and educational facilities (i.e. schools, churches, parks, etc.) and activities needed by the community which encourage interaction of the residents in the pursuit of common interests and which can help to build a strong sense of community identity.
- ❖ Provide adequate opportunities for affordable housing while maintaining compatibility with existing adjacent land uses and other goals and policies of this plan.
- ❖ Manage the development of land so that it is treated as a limited resource rather than a product to be maximized for economic gain.

The goals of the Community Plan Land Use Element applicable to the analysis of this project’s potential land use impacts are as follows:

Goal II.A.2.a. Ensure that sound and adequate housing is provided to all residents at desirable locations, including consideration of transportation facilities, school facilities, and proximity to major employment centers.

Goal II.A.2.d. Provide for residential development which creates functional, attractive, cohesive neighborhoods which are closely tied to adjoining neighborhoods.

Goal II.B.2.a. Preserve and maintain the rural character and quality of the plan area. Factors that contribute to this rural character include the predominance of natural vegetation (both in the lower oak grasslands and stream corridors) and open space; the de-emphasis on “urban” type improvements, such as street lights and sidewalks; a close interrelationship between people and nature; a harmonious coexistence between large-lot stewardship that is fostered by the preservation of large parcels.

Goal II.B.2.b. Uses of land in the plan area should generally be restricted to residential sites; conservation and open space preserves for watershed protection, air quality protection, scenic enjoyment and recreation; agricultural pursuits, and such commercial uses as are necessary to serve the needs of the community, as well as provide for reasonable or accustomed services to local residents.

Goal II.B.2.f Maintain compatibility between neighboring land uses.

Goal II.B.2.k Discourage isolated, remote and walled-off developments that do not contribute to the sense of community desired for the area.

Goal II.B.2.m Assure that all building sites and residences are developed in a manner minimizing disturbance to natural terrain and vegetation and maximizing preservation of natural beauty and open space.

The goals of the Community Plan Community Design Element applicable to the analysis of this project's potential land use impacts are as follows:

Goal V.B.1. Protect and preserve the unique character of the community. Maintain the identity of the Plan Area as a scenic, tranquil, rural-residential community compatible with the area's physical constraints and natural features.

Goal V.B.8 Provide for subdivision design and development patterns which maximize the potential for pedestrian interface and non-auto transportation alternatives. Residential developments should be designed to encourage human interaction, bicycle and pedestrian circulation, and the creation of a neighborhood identity as opposed to isolated, walled-off sub-communities which do not foster these qualities.

The Recreation Element of the *Horseshoe Bar/Penryn Community Plan* describes recreation amenities that should be developed to support the land uses included in the Community Plan and establishes goals and policies to ensure that adequate recreation opportunities are provided. The Recreation Element includes a Trail Exhibit defining locations where multiple-use trails should be developed. The exhibit identifies a trail alignment along Penryn Road between King and Taylor roads. The Placer County Parks Department has determined that this trail shall be located on the east side of Penryn Road. In addition, the Recreation Element establishes the following goals which are applicable to consideration of the proposed project's effects on land use:

Goal III.B.4. Create a trail network to provide access to developed areas, as well as public access to open space and recreation resources consistent with the need to protect these resources.

Goal III.B.5. Develop an inter-connected system of multiple use trails and bikeways which involve a partnership that includes private enterprise, landowners, local government, recreation and conservation groups, schools, and service organizations.

Goal III.F.1.A. To preserve the current system of trails and to promote a community-wide trail network throughout the plan area.

Placer County Zoning Ordinance

The purpose of the Placer County Zoning Ordinance (Chapter 17 of the Placer County Code) is to implement the goals, policies, and objectives of the *Placer County General Plan* and all community plans, including the *Horseshoe Bar/Penryn Community Plan*. The Zoning Ordinance regulates all land uses and development within the unincorporated areas of Placer County by

establishing development standards and allowable land uses for each zone district. Proposed land uses, buildings, structures, and land division must comply with these regulations.

As discussed above, the Placer County Zoning Ordinance designates the site as Residential Multi-Family Combining Density Limitation of 10, Planned Development (RM-DL 10 PD) and Neighborhood Commercial - Combining Use Permit Required - Combining Design Corridor (C1-UP-Dc). The RM-DL 10 PD zoning designation allows for 10 multi-family units per acre, while the C1-UP-Dc designation allows for commercial and multi-family residential development, with an allowable density of one multi-family unit per 2,000 square feet, or approximately 21 units per acre. The -Dc designation indicates that Design Review is required.

State and Federal Regulations

No state and federal regulations govern the analysis of impacts related to land use, other than the California Government Code requirement that each city and county adopt a General Plan and ensure that land use decisions are consistent with the General Plan.

4.3 IMPACTS

Significance Criteria

The analysis in the Initial Study found that the project would have no impact related to the following criteria:

- ❖ Physical division or disruption of an established community;
- ❖ Affect on agriculture or timber operations;
- ❖ Substantial alteration of the present or planned land use of an area; and
- ❖ Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration.

The analysis below evaluates the potential for the project to result in significant land use impacts related to the following criteria:

- ❖ Conflicts with land use or zoning designations or policies of the General Plan or Community Plan;
- ❖ Conflicts with local and/or regional land use plans and policies adopted for the purpose of avoiding or mitigating an environmental effect; and
- ❖ Development of incompatible uses and/or the creation of land use conflicts.

Impacts

IMPACT 4.1: Conflicts with Land Use or Zoning Designations or Policies of the General Plan or Community Plan

SIGNIFICANCE BEFORE MITIGATION: ***SIGNIFICANT***

Mitigation Measures

Proposed: Various measures identified in Chapters 5, 6, 7, 8, 9, 10, and 11

Significance with Proposed Mitigation: Significant

Recommended: Various measures identified in Chapters 5, 6, 7, 8, 9, 10, 11, and 14

SIGNIFICANCE AFTER MITIGATION: ***LESS THAN SIGNIFICANT***

Consistency with Land Use and Zoning Designations

The proposed land uses are consistent with the land use and zoning designations for the site. As discussed above, under the *Horseshoe Bar/Penryn Community Plan*, the project site has a designation of Penryn Parkway (PP). This land use designation identifies a mixed-use area that could include multi-family residential, professional office, and commercial uses. Under the Zoning Ordinance, the western project site parcel is designated Residential Multi-Family - Density Limitation - 10 acre minimum (RM-DL 10 PD), which allows 10 multi-family units per acre. The eastern project site parcel is designated Neighborhood Commercial - Conditional Use Permit - Design Scenic Corridor (C1-UP-Dc). This designation allows for 1 multi-family unit per 2,000 square feet. The project proposes multi-family development at a density of 10 units per acre on the entire project site.

Consistency with Plan Policies

As stated in Section 4.2, the project site is subject to the policies and requirements of the *Placer County General Plan* and the *Horseshoe Bar/Penryn Community Plan*. Appendix B to this Draft EIR presents a detailed analysis of the project’s consistency with all applicable policies from both documents.

Court cases interpreting the Planning and Zoning Law (Government Code 65000 et seq.) have found that policy language in General Plans and Community Plans may be susceptible to varying interpretations and that the authority to interpret those policies lies with the County Planning Commission and Board of Supervisors. Further, courts have also recognized General Plans often contain numerous policies emphasizing differing legislative goals, and the consistency of a development project with the General Plan should consider the General Plan as a whole. Thus a project may be consistent with the overall General Plan even though it may be inconsistent with some discrete policies. The analysis in Appendix B represents the best attempt of County staff and the EIR consultant to advise the Placer County Planning Commission of their opinions as to whether the proposed project is consistent with identified goals and policies of the *Placer County General Plan* and the *Horseshoe Bar/Penryn Community Plan*.

As reflected in Appendix B, implementation of mitigation measures identified throughout this Draft EIR is necessary to ensure the project meets all policy requirements. With implementation of the identified mitigation measures, the project would not conflict with any policies and this impact would be less than significant.

Table 4.2 identifies those policies for which mitigation is needed and the mitigation measure(s) that ensures consistency. The analysis groups policies based on the environmental resource area to which they most closely relate.

Table 4.2
Policy Consistency

Environmental Resource Area	Policy Numbers	Analysis	Mitigation Measures
Land Use	GP: 1.B.5	Policies identify resource issues that should be considered in project planning.	Various measures throughout the EIR.
Biological Resources	GP: 1.A.2, 1.I.2, 4.F.5, 6.A.3, 6.A.6, 6.B.1, 6.B.2, 6.B.3, 6.B.4, 6.B.5, 6.C.1, 6.C.6, 6.C.9, 6.D.8, 6.D.13, 6.E.1, 6.E.2 CP: Community Development Land Use 3.a, B.3.h; Community Design C.5; Natural Resources B.4.b.1, B.4.b.2, B.4.b.3, B.4.b.4, B.5.b.2, C.3.c	Policies require protection of sensitive environmental resources. The site remediation requires impacts to these resources. Policies require approval from applicable state and federal agencies for impacts to certain resources.	5.1a through 5.1c and 5.3a through 5.3e, 5.4a, 5.5a, 5.5c
Visual Resources	GP: 1.O.1, 1.O.3, 6.A.6, 6.D.2, 6.D.12 CP: Community Development A.3.b, B.3.c, B.3.q, B.3.t, C.7.a.3, C.7.a.9; Community Design C.1, C.8, C.10, C.12, C.15, C.16, C.24, D.1.b; Natural Resources B.4.b.11, 3.C.j, 3.C.k, 3.C.l	Policies require compliance with design guidelines and identify specific design issues to be considered, including compatibility with surrounding land uses and preservation of existing visual resources.	6.1a through 6.1c
Transportation and Circulation	GP: 6.G.1, 6.G.3 CP: Community Development A.3.f; Community Design C.2, D.1.b; Circulation C.6, C.7, C.8, C.10, C.11	Policies require that smooth flowing traffic conditions be maintained.	7.1a, , 14.2a
Air Quality	GP: 6.F.6, 6.F.7, 6.F.9 CP: Natural Resources B.6.b.2	Policies require analysis and mitigation of air quality impacts.	8.1a through 8.1f, 8.3a, 14.4a
Geology and Soils	GP: 4.E.9, 1.K.4 CP: Community Development Land Use 3.a, Community Design C.23, C.25; Natural Resources B.1.b.4, B.3.b.4; Circulation C.2	Policies encourage minimizing the extent of grading and impacts related to erosion.	10.2a through 10.2g

Environmental Resource Area	Policy Numbers	Analysis	Mitigation Measures
Hydrology and Water Quality	<p>GP: 4.E.1, 4.E.4, 4.E.9, 4.E.10, 4.E.11, 4.E.13, 4.E.15, 4.F.4, 4.F.5, 4.F.14, 6.A.2, 6.A.5, 6.A.12, 6.B.3, 8.B.1</p> <p>CP: Community Development Land Use 3.a, B.3.h, B.3.n, C.7.a.4, C.7.a.12, 7.a.2, 7.a.3; Community Design C.10; Natural Resources B.1.b.5, B.3.b.3, B.3.b.4, B.3.b.9, C.3.c</p>	Policies encourage preservation of existing drainage patterns and existing floodplains and use of natural stormwater drainage systems. Policies identify requirements to avoid impacts related to flooding, erosion, and sedimentation.	5.3c, 11.1b, 11.2a through 11.2d, 11.4a through 11.4c, 11.5b, 11.5c
Utilities and Public Services	<p>CP: Natural Resources B.3.b.13</p>	Policies require water conservation.	6.1c
Hazards and Hazardous Materials	<p>GP: 8.I.2</p> <p>CP: Community Development B.3.o, C.2.b.7, C.2.b.8, C.8.a.1, C.8.a.2, C.8.a.3; Natural Resources B.4.b.3</p>	Policies require efforts to control the spread of disease (associated with mosquitoes).	13.3b, 13.3c, 13.3d

IMPACT 4.2: Conflicts with Plans and Policies Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect

SIGNIFICANCE BEFORE MITIGATION: *SIGNIFICANT*

Mitigation Measures

Proposed: Various measures identified in Chapters 5, 6, 7, 8, 9, 10, and 11

Significance with Proposed Mitigation: Significant

Recommended: Various measures identified in Chapters 5, 6, 7, 8, 9, 10, 11, and 14

SIGNIFICANCE AFTER MITIGATION: *LESS THAN SIGNIFICANT*

The analysis presented throughout this EIR evaluates the potential environmental effects of the project, and identifies mitigation measures to avoid and reduce those effects to the extent feasible. The analysis in Impact 4.1 above and in Appendix B to this Draft EIR considers the environmental effects of the project in the context of the applicable General Plan and Community Plan policies. The analysis finds that with implementation of mitigation measures identified throughout this EIR, the project would be consistent with all applicable plan policies adopted for the purpose of avoiding or mitigating environmental effects. While the project would result in Significant and Unavoidable environmental effects in some resource areas, these impacts are reduced to the extent feasible in compliance with plan policies. Neither the General Plan nor the Community Plan includes policies which preclude approval of a project that has Significant and Unavoidable impacts as long as the impacts have been mitigated to the extent feasible.

IMPACT 4.3: Development of Incompatible Uses and/or Creation of Land Use Conflicts

SIGNIFICANCE BEFORE MITIGATION: LESS THAN SIGNIFICANT

Mitigation Measures: No mitigation measures are proposed or recommended.

SIGNIFICANCE AFTER MITIGATION: LESS THAN SIGNIFICANT

The proposed project would construct 150 multi-family residential units in an area within the *Horseshoe Bar/Penryn Community Plan* carrying a land use designation of Penryn Parkway. As described above, the Penryn Parkway land use designation allows for a mix of land uses including multi-family residential development. The project area currently supports a mix of uses including single-family rural residential to the north and west, a church on the property immediately south of the project site, and mixed uses including vacant commercial, a commercial real estate office, feed store, and tree nursery east of the project site across Penryn Road. The mixed uses in the vicinity of the project site are consistent with Community Plan land use designations and zone districts applicable to each property.

Multi-family residential development is consistent with land use and development controls applicable to the project site. By providing a different type of housing than is currently available in the area and a population base that could support commercial and retail businesses, the proposed project may act to complement the mixed use character envisioned by the Community Plan for the Penryn Parkway area.

While the proposed density is consistent with the County's standards, it is much greater than density of surrounding development, which primarily consists of rural residential land uses and vacant land. The project would be expected to support a population of approximately 420 people. The proposed project is not expected to be incompatible with existing land uses in the vicinity. This conclusion reflects consideration of the following:

- ❖ The project would preserve a small area of open space and existing vegetation.
- ❖ As discussed in **CHAPTER 6 VISUAL RESOURCES**, the project's landscaping and use of increased setbacks would minimize the potential for visual conflicts between the project and neighboring land uses. Additionally, the proposed fencing for the project site meets the County's design standards and is similar to fencing used on other residential properties in the area.
- ❖ As discussed in **CHAPTER 7 TRANSPORTATION AND CIRCULATION**, the traffic generated by the project would not substantially increase congestion in the area.
- ❖ All parking for the project would be provided onsite.
- ❖ As discussed in **CHAPTER 9 NOISE**, the proposed project is not expected to substantially increase noise levels in the project area.
- ❖ The project would provide onsite recreation facilities.

4.4 MITIGATION MEASURES

Conflicts with Community Designations or Zoning or Plan Policies

Mitigation measures are required to ensure that the project is consistent with applicable policies of the *Placer County General Plan* and *Horseshoe Bar/Penryn Community Plan*. These measures are provided in their respective chapters, as indicated in *Table 4.2* above and in Appendix B to this Draft EIR.

Conflicts with Plans and Policies Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect

Mitigation measures are required to ensure that the project is consistent with all applicable policies of the *Placer County General Plan* and *Horseshoe Bar/Penryn Community Plan*. These measures are provided in their respective chapters, as indicated in *Table 4.2* above and in Appendix B to this Draft EIR.

Development of Incompatible Uses and/or Creation of Land Use Conflicts

This impact is determined to be less than significant. No mitigation measures are proposed or recommended.