

11. LAND USE AND PLANNING/POPULATION AND HOUSING/AGRICULTURAL RESOURCES

11.1 INTRODUCTION

The purpose of the Land Use and Planning/Population and Housing/Agricultural Resources chapter of the EIR is to examine the proposed project's compatibility with existing and planned land uses in the area and identify any incompatibilities with applicable land use plans, policies and regulations adopted by the County for the purpose of avoiding environmental effects, including the Placer County General Plan¹ and the Dry Creek-West Placer Community Plan (DCWPCP)². In addition, the chapter assesses the compatibility of the proposed project with the surrounding land uses, both existing and proposed. Furthermore, the chapter includes discussion of the potential for the project to induce substantial population growth in the project area, either directly or indirectly. The reader is referred to the various environmental resource evaluations presented in the other technical chapters of this EIR for a discussion of potential physical/environmental effects that may result from the proposed land use changes.

The Agricultural Resources section of the chapter describes the status of the existing agricultural resources within the boundaries of the project site, including, but not limited to, identification of any Important Farmland. Potential conflict with existing agricultural zoning is also addressed. Documents referenced to prepare this chapter include the Placer County General Plan, the Placer County General Plan EIR,³ the DCWPCP, the *Placer Legacy Open Space and Agricultural Conservation Program, Implementation Report*,⁴ the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey,⁵ and the *Placer County Important Farmland Map 2014*.⁶

11.2 EXISTING ENVIRONMENTAL SETTING

This section describes the existing land uses on the project site and within the surrounding area at the time the NOP was published on January 30, 2019, as well as the existing plans and policies that guide the development of the project site. In addition, the Existing Environmental Setting section describes current population and housing trends in the project region, as well as current farmland and soil productivity classification systems and the extent and quality of any agricultural and forest resources present on the project site.

Project Site Characteristics and Surrounding Land Uses

The project site is located in the Dry Creek-West Placer area of unincorporated Placer County. Currently, the project site consists primarily of ruderal grasses, and is absent of structures or other indications of prior development. The site appears to have supported row crops and other

¹ Placer County. *Countywide General Plan Policy Document*. August 1994 (updated May 2013).

² Placer County. *Dry Creek-West Placer Community Plan*. Amended May 12, 2009.

³ Placer County. *Countywide General Plan EIR*. July 1994.

⁴ Placer County. *Placer Legacy Open Space and Agricultural Conservation Program, Implementation Report*. June 2000.

⁵ United States Department of Agriculture, National Resources Conservation Service. *Web Soil Survey*. Available at: <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed March 2017.

⁶ California Department of Conservation. *Placer County Important Farmland 2014*. Published April 2016.



agricultural uses until the 1940's, as indicated in aerial photos dating back to 1947, but does not appear to have supported any active farming since that time. The western portion of the site contains an unnamed tributary that flows southward to Dry Creek. One seasonal swale and one drainage ditch within the site drain to the tributary. Approximately 3.26 acres of the site are located within the 100-year floodplain of the tributary. After accounting for this and the 1.57 acres of right-of-way dedication outside of the floodplain, the total net buildable acres equates to approximately 27.21 acres. Existing oak trees line both sides of the tributary, and scattered almond trees are located along the drainage ditch. The topography of the site is gently undulating, with elevations ranging from a low of approximately 122.5 feet at the western portion of the site adjacent to Vineyard Road to a high of approximately 151.4 feet at the eastern portion of the site adjacent to Brady Lane. A small knoll with an elevation of approximately 145.7 feet is located near the northwest portion of the site.

The community character is a mixture of suburban and rural residential uses. Land uses in the vicinity of the project site include both small and large-lot single-family residential development; detached and multi-family residential development and commercial uses within the City of Roseville, agricultural/grazing, and religious uses.

A two-acre rectangular-shaped parcel fronting Vineyard Road extends approximately 700 feet north (roughly halfway) into the project site, but is not included in the site. Currently, the parcel is developed with a house and associated outbuildings, located approximately 25 feet from the parcel's northern property line and 15 feet from its eastern property line. The existing on-site tributary flows through a culvert crossing under Vineyard Road near the south/center of the two-acre parcel.

To the west, the project site is bordered by a 30-acre vacant parcel. The nearest residence to the west of the site is approximately 1,000 feet from the site boundary. Immediately north of the project site is a church fronting Brady Lane, located on a three-acre parcel which, prior to a boundary line adjustment with the project site, was a 10-acre parcel. Three properties immediately to the north of the project site, ranging in size from 4.85 acres to 9.7 acres, are generally vacant, with the exception of one single-family residence located approximately 360 feet north of the site on a parcel north of the church.

The site is bordered on the south by Vineyard Road. Five properties, ranging in size from 0.82 to 2.7 acres, are located on the south side of Vineyard Road, east of the existing on-site tributary; the closest residence is situated approximately 80 feet from the southern boundary of the project site. Neighboring uses to the east of the site include Vineyard Estates, a single-family residential subdivision located across Brady Lane, within the City of Roseville limits. The subdivision includes 5,000-square-foot (sf) minimum lots with single-family residences that are typically located approximately 20 feet from the eastern edge of pavement along Brady Lane and are screened from the road with mature landscaping and a masonry wall.

To the southeast, the American Vineyard Villages (AKA The Vineyard) consists of 139 single-family lots on approximately 19.2 acres. The subdivision is zoned RS-B-3 (Residential Single-family, minimum Building Site of 3,000 square feet with lot sizes ranging from 3,298 sf to 10,953 sf. Typical lots are 45' x 75' or 3,375 sf, significantly smaller than the proposed project's lot sizes.



Land Use and Zoning Designations

The project site has current DCWPCP land use designations as follows: Low Density Residential (LDR 1-2 du/ac) on the eastern 24.1 acres; Greenbelt and Open Space (O) along the central-western 6.1 acres; and Rural Low Density Residential (RLDR 1-2.3 ac min) on the western 1.8 acres (see Figure 11-1). The current zoning designations for the site include: Residential Single-Family, combining Agriculture, minimum Building Site of 20,000 square feet (RS-AG-B-20) (eastern 24.1 acres); Open Space (O) (central-western 6.1 acres); and 1.8 acres of Farm-Development Reserve (F-DR) (western portion of site). The three-acre NAPOTS area in the southwestern portion of the site is currently designated RLDR 1-2.3 ac min per the DCWPCP, and zoned F-DR.

Table 11-1 below provides a summary of the current DCWPCP land use and zoning designations of the properties adjacent to the project site. The land uses to the east of the site are located within the City of Roseville, while the adjacent areas to the north, south, and west of the site are located within the DCWPCP area in unincorporated Placer County.

Table 11-1 Summary of Adjacent Community Plan Land Use and Zoning Designations			
Relationship to Project Site	Present Land Use	Land Use Designation	Zoning Designation
North	Church, Predominantly Vacant	LDR 1-2 du/ac, O	RS-AG-B-20
			O
South	Single-Family Residential	LDR 1-2 du/ac, O	RS-AG-B-20
			F-DR 4.6 ac min
			O
East	Single-Family Residential	LDR (City of Roseville)	Small Lot Residential/Design Standards (RS/DS) (City of Roseville)
West	Vacant	RLDR 1-2.3 ac min	F-DR 4.6 ac min

Land Use Designation Definitions

The following sections provide definitions of the land use designations noted above, as summarized from the DCWPCP and the City of Roseville General Plan.

DCWPCP Designations

The DCWPCP defines the LDR, RLDR, and O land use designations as follows:

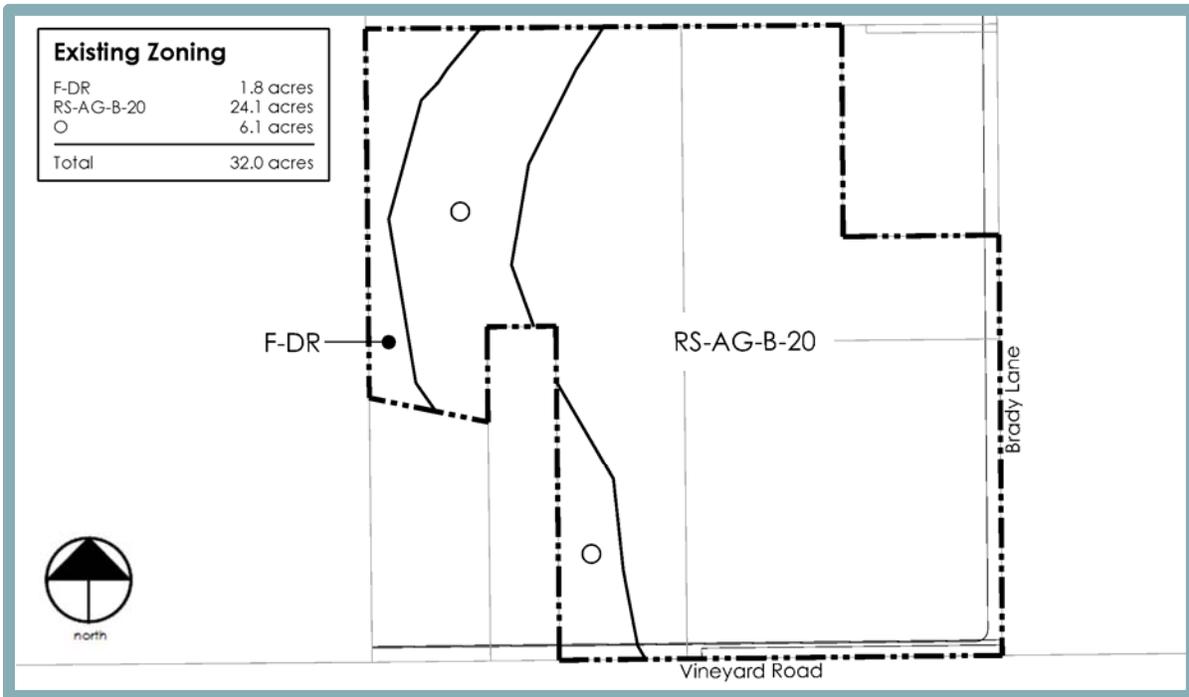
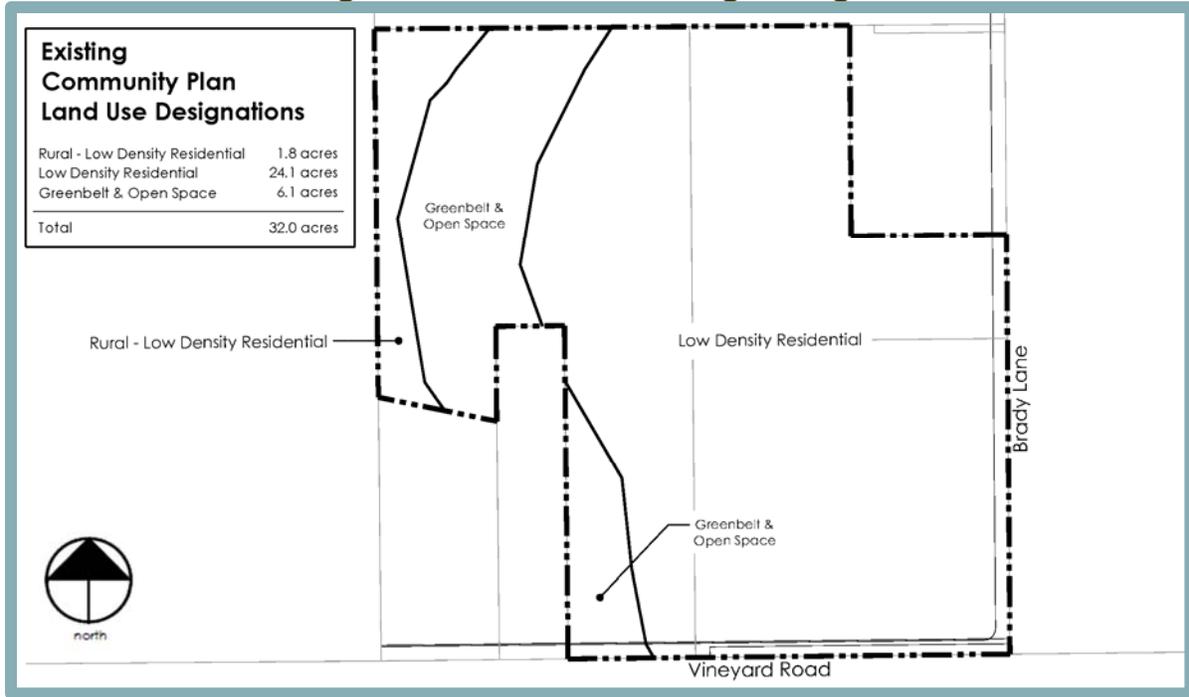
Low Density Residential (LDR)

The LDR land use designation is intended for low density housing, and allows for a range of densities from one to two dwelling units per acre, or approximately 0.5 to one-acre lot sizes.

Much of the land south of Dry Creek and north of the Sacramento County line is included in this land use district, as is an area between the Roseville City limits and East Drive in the northeastern portion of the DCWPCP area. In the area adjoining Roseville, this district will provide a lower density transition area between the higher densities in Roseville, lower densities to the west, and commercial uses along Baseline Road.



**Figure 11-1
 Existing Land Use and Zoning Designations**



Medium Density Residential (MDR)

When the Dry Creek West Placer Community Plan was approved in 1990, high density residential land uses (four to ten dwelling units per acre) and low density residential land uses (one to two dwelling units per acre) were designated. However, a Medium Density Residential land use designation was not included with the DCWPCP, which created a gap between the two and four dwelling units per-acre range. As a part of the Morgan Knolls residential project entitlements, an Amendment to the Community Plan was approved in 2015 to establish a Medium Density Residential land use designation consisting of two to four dwelling units per acre.

Rural Low Density Residential (RLDR)

The RLDR land use designation is intended to allow for development of low-density rural residential housing consistent with the rural character of the DCWPCP area. Development within the RLDR land use designation is permitted at a density of one to 2.3 acres per dwelling unit. Per the DCWPCP, the designation represents a transition zone between rural residences and higher-density suburban development.

Greenbelt and Open Space (O)

The O designation is generally identified as the approximate 100-year floodplain of Dry Creek and the creek's tributaries. The O-designated areas within the DCWPCP area are often heavily wooded, and are intended to improve the design of subdivisions adjoining such areas. The O land use designation is also compatible with certain public and private recreation facilities, in some areas.

City of Roseville General Plan Designations

The City of Roseville General Plan defines the LDR land use designation as follows:

Low Density Residential (LDR)

The LDR land use category applies to lands where the single-family dwelling units that comprise the majority of Roseville's housing supply are located. The City of Roseville assigns lower densities to lands with the flexibility to accommodate development constraints (e.g. slopes, trees, etc.). Primary uses include attached and detached single-family residences, public parks, resource preservation, and open space areas.

Zoning Designation Definitions

The following sections provide definitions of the zoning designations noted above, as summarized from the Placer County Zoning Code (Title 17 of the Placer County Code) and the City of Roseville Zoning Ordinance (Title 19 of the Roseville Municipal Code).

Placer County Zoning Code

The Placer County Zoning Code defines the RS, F, O, -AG, -B, and -DR zoning designations as follows:

Residential Single-Family (RS)

The RS district is intended to provide areas for residential development characterized by detached single-family homes in standard subdivision form. Minimum lot areas within the RS zone district are typically 10,000 square feet but may be smaller with a -B Combining District designation.



Farm (F)

The purpose of the F zone district is to provide areas for the conduct of commercial agricultural operations that can also accommodate necessary services to support agricultural uses, together with residential land uses at low population densities. Minimum lot sizes within the F zone district are typically 200,000 sf (4.6 acres) but may be smaller with a -B Combining District designation.

Open Space (O)

The purpose of the O district is to protect important open space lands within Placer County by limiting allowable land uses to low intensity agricultural and public recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and critical public facilities.

Combining Agriculture (-AG)

The purpose of the -AG combining district is to identify residential areas where parcel sizes and neighborhood conditions are suitable for the raising and keeping of a variety of farm and exotic animals, in addition to household pets, without compatibility problems with surrounding residential uses. Allowable uses within the -AG combining district include agricultural accessory structures, animal raising and keeping, crop production, and equestrian facilities.

Building Site (-B)

The purpose of the -B combining district is to provide for different parcel sizes in new subdivisions than would otherwise be required by an applicable zone district, based upon special characteristics of the site or area to which the combining district is applied, including but not limited to sensitive environmental characteristics, limited resource capacities, and community character.

Development Reserve (-DR)

A 1.8-acre portion along the northwestern edge of the project site and properties west and southwest of the project site have a -DR combining district designation. The purpose of the -DR combining district is to provide for the future development of limited residential, commercial, or industrial uses in areas that are identified by the General Plan (or any community plan adopted pursuant thereto) for such uses, but which:

- May not be prepared at the time the district is adopted to accommodate the planned levels of full development until additional infrastructure or resources have been provided; or additional population growth has occurred; or
- May require special treatment as provided for in specific or general plans.

The DCWPCP describes the "DR" area as properties to be planned as a distinct unit and therefore currently subject to approval by the County of a "Specific Plan" which would address a wide range of issues relative to development. However, it should be noted that the -DR portion of the project site would be rezoned to Open Space (O) and remain undeveloped. It would provide an edge that buffers adjacent properties from the proposed residences, partially serve as a passive recreational area, and act as a component of the County's open space system.

City of Roseville Zoning Ordinance

The City of Roseville Zoning Ordinance defines the RS/DS zoning designation as follows:



Small Lot Residential/Design Standards (RS/DS)

The RS zone district is intended to allow either attached or detached single-family dwellings and similar and related compatible uses. The DS zone district is an overlay district which allows modification of the specified development standards in general zone districts.

Population and Housing

Population growth assumptions, average household sizes, and vacancy rates for Placer County and the DCWPCP area are discussed below.

Historical and Current Population

The DCWPCP included population projections for the DCWPCP area until the plan horizon year of 2010. Population projections for the DCWPCP were based on three different growth rates. The lowest growth rate was assumed to be three percent, which was the growth rate throughout Placer County at the time that the DCWPCP was prepared, in 1990. The mid-range growth rate was based on the growth rate experienced by the City of Roseville between 1980 and 1988, which was six percent. Finally, the highest growth rate used in the DCWPCP was assumed to be the 10 percent growth rate that was occurring in the City of Roseville at the time that the DCWPCP was prepared. The three growth rates resulted in a range of projected populations as shown in Table 11-2.

Table 11-2 DCWPCP Projected 2010 Population	
Growth Rate (%)	Projected 2010 Population (residents)
3	3,400
6	5,550
10	9,836
<i>Source: Placer County, Planning Services Division. Dry Creek West Placer Community Plan. May 14, 1990.</i>	

As shown in Table 11-3, the DCWPCP area’s observed population more than tripled between 1980 and 2010, adding approximately 3,647 new residents and 1,071 households. Growth continued during the eight-year period including 2010 and 2018, when roughly 1,145 residents and 366 new homes were added to the DCWPCP area, which represents a 23 percent increase in population over that period.⁷ Despite the growth discussed above, compared to Placer County as a whole, from 1980 to 2010 the population of the DCWPCP area grew much more slowly than the county in general, which experienced a 50 percent increase in population during the same period.⁸

The observed population change within the DCWPCP, presented in Table 11-3, falls within the range of growth anticipated by the DCWPCP. In fact, the actual 2010 population of 5,025 residents within the DCWPCP area was close, but slightly below, the mid-range six percent growth rate scenario projected in the DCWPCP. The DCWPCP area’s population in 2018 was 6,170, which is slightly above the DCWPCP’s mid-range projection for the area’s population in 2010, but within the maximum growth scenario estimate of the DCWPCP for 2010. Therefore, while significant growth in the DCWPCP area has occurred since approval of the Plan, the area’s actual 2018 population is in line with buildout assumptions for horizon year 2010.

⁷ ESRI Business Analyst. *Housing Profile, DCWPCP Area*. February 2019.

⁸ Placer County. *Placer County General Plan Housing Element 2013-2021*. August 1, 2013.



**Table 11-3
 DCWPCP Area Population and Household Growth**

Year	Population	Households	Persons Per Households
1980	1,378	700	1.97
2000	1,516	554	2.74
2010	5,025	1,655	3.03
2018	6,170	2005	3.08

Sources:
 ESRI Business Analyst, 2010 Census Profile, February 2019.
 ESRI Business Analyst, Housing Profile, DCWPCP Area, February 2019.
 Placer County, Planning Services Division. Dry Creek West Placer Community Plan. May 14, 1990.

Projected Population

As seen in Table 11-2, the population of the DCWPCP area was anticipated to experience a maximum growth scenario of 9,836 residents by 2010. While Table 11-3 demonstrates that growth within the DCWPCP did not reach the maximum growth scenario by 2010, the population within the DCWPCP is anticipated to continue to grow with buildout of the DCWPCP area, in particular due to the growth within the approved Placer Vineyards Specific Plan, Riolo Vineyards Specific Plan, and various subdivisions completed, under construction, or approved yet unbuilt. The Sacramento Area Council of Governments (SACOG) has anticipated growth within the six-county Sacramento region through the 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS).⁹

The MTP/SCS identifies the portion of the DCWPCP area, not including the Placer Vineyards Specific Plan and Riolo Vineyards Specific Plan, as one of the Established Communities within the MTP/SCS study area. As of 2016, Established Communities within Placer County included 16,143 housing units, and such communities are anticipated to grow to 16,772 units by 2020, 17,746 units by 2036, and 23,764 housing units at buildout.¹⁰ Buildout of the DCWPCP, including the project site, was included in the foregoing MTP/SCS growth estimates.

Average Household Size

The average size of households is a function of the number of residents living in households within a given area divided by the number of occupied housing units within the given area. As shown in Table 11-4, average household sizes in California slightly increased between 2010 and 2018, with average household sizes increasing by approximately 0.11 persons/household. Concurrently, the average household size within Placer County increased by 0.03 persons/household. Within the DCWPCP area, the average household size increased by 0.05 persons/household.

⁹ Sacramento Area Council of Governments. 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy. Adopted February 18, 2016.

¹⁰ Sacramento Area Council of Governments. 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy [Appendix E-3, pg. 159]. Adopted February 18, 2016.



Area	2010	2018
California	2.87	2.98
Placer County	2.63	2.66
DCWPCP	3.03	3.08

Source: ESRI Business Analyst, Comparison Reports, DCWPCP Area, February 2019.

Vacancy Rate

In 2010, Placer County experienced an overall vacancy rate of 15.1 percent, which is higher than the statewide average of 8.1 percent. While the county’s overall vacancy rate of 15.1 percent is relatively high, the countywide vacancy rate includes units held vacant for seasonal or recreational uses, which are generally not open for long-term residential occupancy. Excluding the units held for seasonal or recreational uses, unincorporated portions of the county experienced a vacancy rate of 6.7 percent for units classified as for rent, for sale, or already rented or sold but not occupied. Placer County’s General Plan Housing Element considers a six percent vacancy rate for rental units and a two percent vacancy rate for owner-occupied units generally sufficient to keep prices down and ensure availability of units for new or relocating residents.¹¹

The California Department of Finance reports that the overall vacancy rate within the county has decreased since 2010, to approximately 12.6 percent.¹² Although data regarding the proportion of units kept vacant for seasonal or recreational uses in 2018 is not currently available, the proportion of such vacant units within the overall vacancy rate for the county is anticipated to be comparable to the proportion discussed above for the year 2010. Within the DCWPCP area, the 2010 Census indicated that approximately 116 units were vacant, representing a vacancy rate of 6.5 percent.¹³

Regional Housing Needs Plan

The Regional Housing Needs Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element’s statutory planning period. Based on SACOG’s adopted RHNA, each city and county must update the housing element of their General Plan to demonstrate how the jurisdiction will meet the expected growth in housing need over the planning period.

According to the U.S. Department of Housing and Urban Development (HUD), housing is classified as “affordable” if households do not pay more than 30 percent of income for payment of rent (including utilities) or monthly homeownership costs (including mortgage payments, taxes, and insurance). SACOG adopted their Regional Housing Needs Plan (RHNP) on September 20, 2012, which officially assigns the allocations to cities and counties in the six-county Sacramento region. SACOG’s RHNP covers the planning period from January 1, 2013 to October 31, 2021, and defines the lower income unit categories as follows:

- **Very Low-Income Unit:** is one that is affordable to a household whose combined gross household income is at or lower than 50 percent of the Placer County median income.

¹¹ Placer County. *Placer County General Plan Housing Element 2013-2021*. August 1, 2013.

¹² California Department of Finance. *Report E-5: Population and Housing Estimates for Cities Counties and the State, January 1, 2011-2018, with 2010 Benchmark*. Released May 1 2018.

¹³ ESRI Business Analyst. *Comparison Reports, DCWPCP Area*. February 2019.



- **Low-Income Unit:** is one that is affordable to a household whose combined gross household income is at or between 50 and 80 percent of the Placer County median income.

In 2018, the median household income for Placer County was \$85,299. Within the DCWPCP area, the median household income was \$112,710.¹⁴ According to SACOG’s RHNP, Placer County’s RHNA number for combined low- and very-low income levels is 2,169 dwelling units (see Table 11-5).¹⁵

Jurisdiction	Total Units ¹	Very Low Income		Low Income		Moderate		Above Moderate		Combined Low and Very Low	
		#	%	#	%	#	%	#	%	#	%
Placer County Unincorporated Areas ²	4,703	1,275	27.1	894	19.0	875	18.6	1,659	35.3	2,169	46.1
Placer County Total	21,625	5,749	26.6	4,030	18.6	4,023	18.6	7,823	36.2	9,779	45.2

Notes:
¹ Total number of units (based on proportion of Metropolitan Transportation Plan/Sustainable Communities Strategy 2020 projection)
² Unincorporated areas presented in this table do not include the unincorporated areas within the Tahoe Basin.

Source: Sacramento Area Council of Governments, Regional Housing Needs Plan, 2012.

Agricultural Resources

State farmland categories that apply to the project site, as well as Williamson Act contracts identified in the DCWPCP, are discussed below.

Definition of Farmland Classifications

The Farmland Mapping and Monitoring Program (FMMP), part of the Division of Land Resource Protection, California Department of Conservation (DOC), uses soil agricultural productivity information from the NRCS to create maps illustrating the types of farmland in a particular area.

The FMMP was established in 1982 to continue the Important Farmland mapping efforts begun in 1975 by the USDA. The intent of the USDA was to produce agriculture maps based on soil quality and land use across the nation. As part of the nationwide agricultural land use mapping effort, the USDA developed a series of definitions known as Land Inventory and Monitoring (LIM) criteria. The LIM criteria classified the land’s suitability for agricultural production; suitability included both the physical and chemical characteristics of soils and the actual land use. Important Farmland maps are derived from the USDA soil survey maps using the LIM criteria.

Since 1980, the State of California has assisted the USDA with completing the mapping in the State. The FMMP was created within the California DOC to carry on the mapping activity on a continuing basis, and with a greater level of detail. The California DOC applied a greater level of

¹⁴ ESRI Business Analyst. *Comparison Reports, DCWPCP Area*. February 2019.

¹⁵ Sacramento Area Council of Governments. *Regional Housing Needs Plan 2013-2021*. Adopted September 20, 2012.



detail by modifying the LIM criteria for use in California. The LIM criteria in California use the Land Capability Classification and Storie Index Rating systems, but also consider physical conditions such as dependable water supply for agricultural production, soil temperature range, depth of the groundwater table, flooding potential, rock fragment content, and rooting depth.

The California DOC classifies lands into seven agriculture-related categories: Prime Farmland, Farmland of Statewide Importance (Statewide Farmland), Unique Farmland, Farmland of Local Importance (Local Farmland), Grazing Land, Urban and Built-up Land (Urban Land), and Other Land. The first three types listed above are collectively designated by the State as Agricultural Land for the purposes of CEQA (see Public Resources Code 21060.1). Important Farmland maps for California are compiled using the modified LIM criteria and current land use information. The minimum mapping unit is 10 acres unless otherwise specified. Units of land smaller than 10 acres are incorporated into surrounding classifications.

Each of the seven farmland types are summarized below, based on California DOC's *A Guide to the Farmland Mapping and Monitoring Program*.¹⁶

Prime Farmland

Prime Farmland is land with the best combination of physical and chemical features able to sustain the long-term production of agricultural crops. The land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. The land must have been used for the production of irrigated crops at some time during the two update cycles (a cycle is equivalent to two years) prior to the mapping date.

Farmland of Statewide Importance

Farmland of Statewide Importance is land similar to Prime Farmland, but with minor shortcomings, such as greater slopes or with less ability to hold and store moisture. The land must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date.

Unique Farmland

Unique Farmland is land of lesser quality soils used for the production of the State's leading agricultural crops. The land is usually irrigated, but may include non-irrigated orchards or vineyards, as found in some climatic zones in California. The land must have been cultivated at some time during the two update cycles prior to the mapping date.

Farmland of Local Importance

Farmland of Local Importance is land of importance to the local agricultural economy, as determined by each county's Board of Supervisors and a local advisory committee. Placer County farmland of local importance includes lands which do not qualify as Prime, Statewide, or Unique designation, but are currently irrigated crops or pasture or non-irrigated crops; lands that would meet the Prime or Statewide designation and have been improved for irrigation, but are now idle; and lands that currently support confined livestock, poultry operations and aquaculture.

¹⁶ California Department of Conservation, Division of Land Resource Protection, FMMP: *A Guide to the Farmland Mapping and Monitoring Program*. 2004.
Available at: https://www.conservation.ca.gov/dlrp/fmmp/Documents/fmmp_guide_2004.pdf. Accessed August 2019.



Grazing Land

Grazing Land is land on which the existing vegetation, whether grown naturally or through management, is suited to the grazing of livestock. The minimum mapping unit for the Grazing Land category is 40 acres.

Urban Land

Urban and Built-up Land is occupied with structures with a building density of at least one unit to one-half acre. Uses may include but are not limited to, residential, industrial, commercial, construction, institutional, public administration purposes, railroad yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment plants, water control structures, and other development purposes. Highways, railroads, and other transportation facilities are mapped as part of this unit, if they are part of a surrounding urban area.

Other Land

Other Land is land that is not included in any other mapping categories. The following uses are generally included: rural development, brush timber, government land, strip mines, borrow pits, and a variety of other rural land uses.

Project Site Farmland Classifications

According to the FMMP, the central and eastern portions of the project site are mapped as Grazing Land. The westernmost portion is mapped as Farmland of Local Importance (see Figure 11-2).¹⁷

Agricultural Productivity of Soils

The USDA NRCS uses two systems to determine a soil's agricultural productivity: the Land Capability Classification System and the Storie Index Rating System. The "prime" soil classification of both systems indicates the presence of few to no soil limitations, which, if present, would require the application of management techniques (e.g., drainage, leveling, special fertilizing practices) to enhance production.

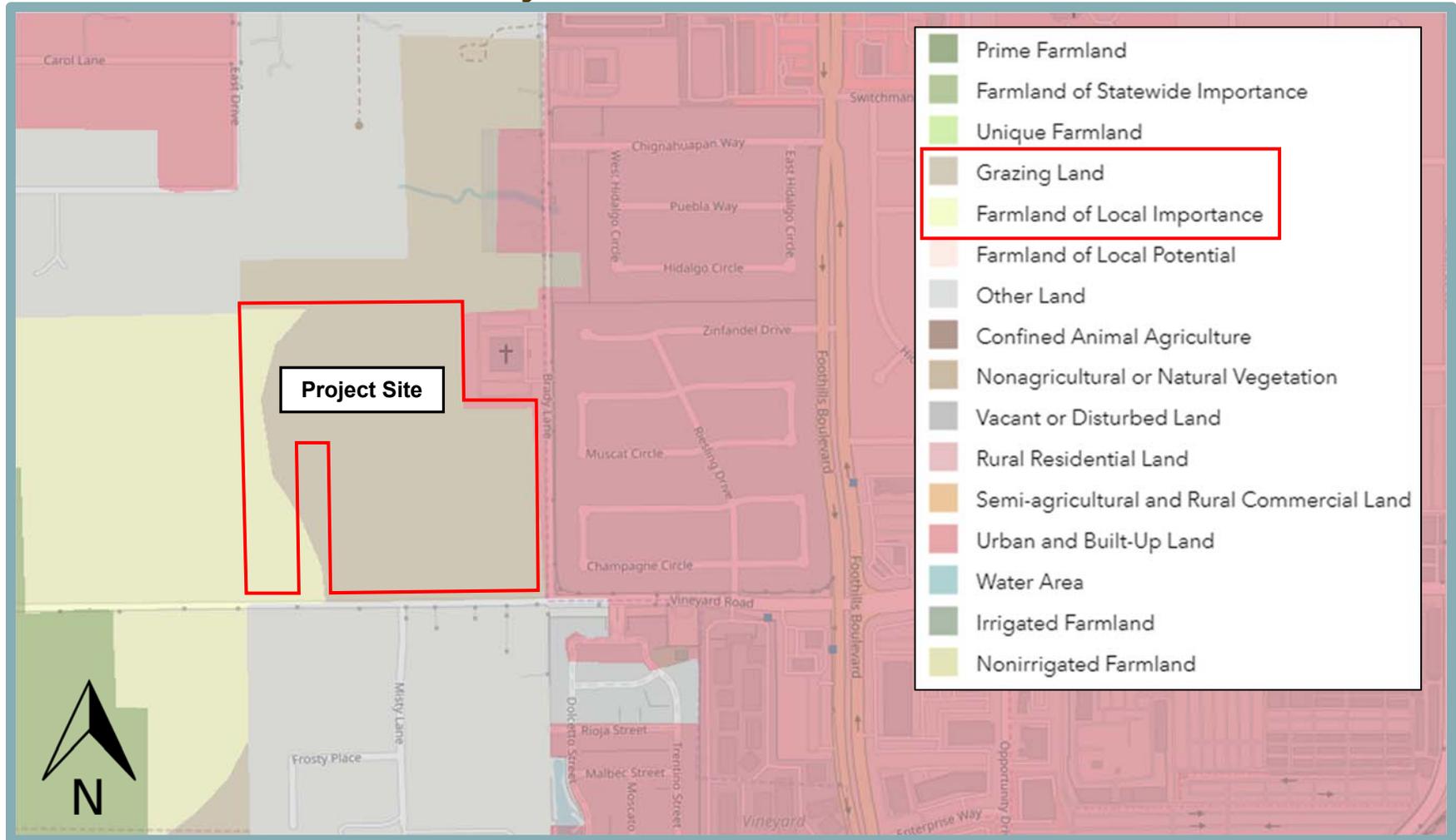
The Land Capability Classification System takes into consideration soil limitations, the risk of damage when soils are used, and the way in which soils respond to treatment. Capability classes range from Class I soils, which have few limitations for agriculture, to Class VIII soils, which are unsuitable for agriculture. Generally, as the rating of the capability classification system increases, yields and profits are more difficult to obtain. A general description of soil classification, as defined by the NRCS, is provided in Table 11-6.

The Storie Index Rating system ranks soil characteristics according to suitability for agriculture from Grade 1 soils (80 to 100 rating), which have few or no limitations for agricultural production, to Grade 6 soils (less than 10 rating), which are not suitable for agriculture. Under the Storie Index Rating system, soils deemed less than prime can function as prime soils when limitations such as poor drainage, slopes, or soil nutrient deficiencies are partially or entirely removed. Unlike the Land Capability Classification outlined above, the Storie Index Rating System does not distinguish between irrigated and non-irrigated soils. The six grades, ranges in index rating, and definition of the grades, as defined by the NRCS, are provided below in Table 11-7.

¹⁷ California Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed May 2019.



**Figure 11-2
 Project Site FMMP Classifications**



Note: Site boundaries are approximate.

Source: Department of Conservation, Farmland Mapping and Monitoring Program, 2019.



Table 11-6 Land Capability Classification	
Class	Definition
I	Soils have slight limitations that restrict their use.
II	Soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.
III	Soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both.
IV	Soils have very severe limitations that restrict the choice of plants or that require very careful management, or both.
V	Soils are not likely to erode but have other limitations; impractical to remove that limit their use largely to pasture or range, woodland, or wildlife habitat.
VI	Soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife habitat.
VII	Soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife habitat.
VIII	Soils and landforms have limitations that preclude their use for commercial plants and restrict their use to recreation, wildlife habitat, or water supply or to aesthetic purposes.
Source: USDA, Natural Resources Conservation Service. Available at: http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/survey/tools/?cid=nrcs142p2_054226. Accessed February 2019.	

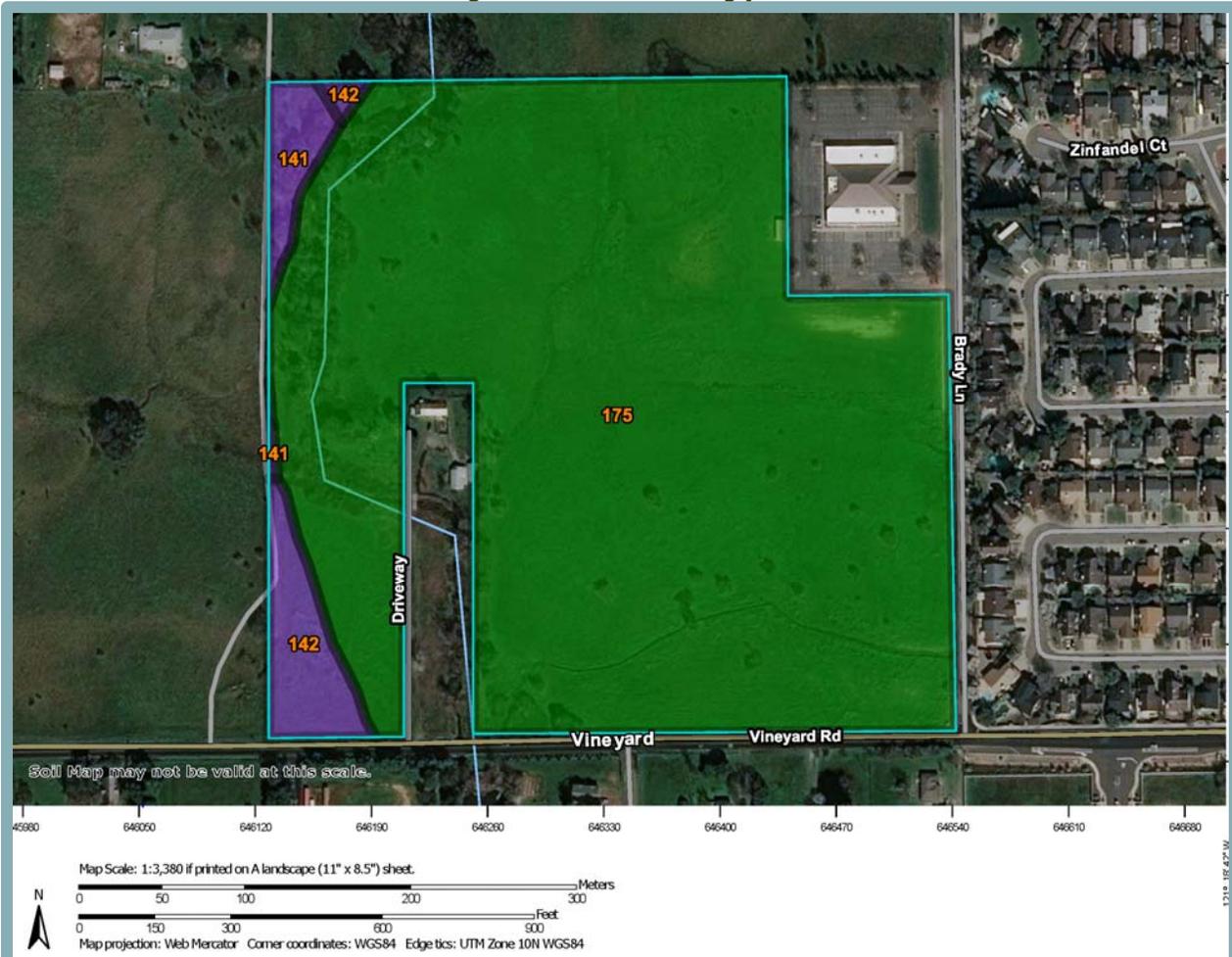
Table 11-7 Storie Index Rating System		
Grade	Index Rating	Definition
1 – Excellent	81 through 100	Few limitations that restrict their use for crops
2 – Good	61 through 80	Suitable for most crops, but have minor limitations that narrow the choice of crops and have a few special management needs
3 – Fair	41 through 60	Suited to a few crops, or special crops, and require special management
4 – Poor	21 through 40	If used for crops, severely limited and require special management
5 – Very Poor	11 through 20	Not suited for cultivated crops, but can be used for pasture/range
6 – Non-Agriculture	Less and 10	Soil and land types generally not suited to farming
Source: USDA, Web Soil Survey, 2019.		

Table 11-8 below summarizes the existing on-site soil types along with the Land Capability Classification and Storie Index Rating for each soil type. The locations of the soil types are shown in Figure 11-3.

Table 11-8 Agricultural Ratings of On-Site Soils		
Soil Type	Land Capability Classification	Storie Index Grade
Cometa-Fiddymont complex, one to five percent slopes.	IV	Grade 3 – Fair
Cometa-Ramona sandy loams, one to five percent slopes	III	Grade 3 – Fair
Ramona sandy loam, two to nine percent slopes	III	Grade 1 – Excellent
Source: USDA, Web Soil Survey, 2019.		



**Figure 11-3
 Project Site Soil Types**



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
141	Cometa-Fiddymment complex, 1 to 5 percent slopes	Grade 3 - Fair	Cometa (35%)	0.8	2.2%
142	Cometa-Ramona sandy loams, 1 to 5 percent slopes	Grade 3 - Fair	Cometa (50%)	1.4	4.0%
175	Ramona sandy loam, 2 to 9 percent slopes	Grade 1 - Excellent	Ramona (85%)	32.7	93.8%
Totals for Area of Interest				34.8	100.0%

Note: Site boundaries are approximate.

Source: USDA, Web Soil Survey, 2019.



As shown in Table 11-8, according to the USDA NRCS Web Soil Survey conducted for the project site, soils within the project site have Land Capability Classifications of Class III and Class IV. Class III soils are defined as having severe limitations that reduce the choice of plants or that require special conservation practices, or both. Class IV soils are defined as having very severe limitations that reduce the choice of plants or that require very careful management, or both.¹⁸

The Storie Index Ratings of the on-site soils range from Grade 1 – Excellent to Grade 3 – Fair. Grade 1 soils are considered to be excellent or well-suited to general intensive agriculture. Grade 3 soils are only fairly well-suited.¹⁹ As noted above, the Storie Index Rating System does not distinguish between irrigated and non-irrigated soils, unlike the Land Capability Classification System. Thus, because the project site is not irrigated, the Storie Index Grade of the Ramona sandy loam located on the project site indicates that the soils have a higher agricultural productivity than is indicated by the Land Capability Classification.

Williamson Act Contracts

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. According to the Placer County Williamson Act map published by the California DOC, the proposed project site is not under a Williamson Act contract.²⁰

Forest Resources

The project site is not zoned for forest land or timberland uses. In addition, the site does not contain forest land (as defined in Public Resources Code section 12220[g]) or timberland (as defined by Public Resources Code section 4526).

11.3 REGULATORY CONTEXT

Federal laws or regulations pertaining to land use and planning, population and housing, or agricultural and forest resources are not applicable for this analysis. However, the existing State and local laws and regulations are listed below, as applicable.

State Regulations

The following are applicable State regulations related to land use and planning, population and housing, and agricultural and forest resources.

Title 14 California Code of Regulations Section 15131

Title 14, California Code of Regulations (CCR) Section 15131 provides that economic or social information may be included in an EIR, but those economic or social effects shall not be considered significant effects on the environment. In an EIR, the lead agency is responsible for researching economic or social changes resulting from a project, which may eventually lead to physical changes in the environment. Such economic or social changes can be used to determine the significance of physical changes on the environment.

¹⁸ U.S. Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey*. Available at: <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. Accessed February 2019.

¹⁹ U.S. Department of Agriculture, Soil Conservation Service. *Soil Survey of Placer County, California, Western Part* [pg. 76]. 1980.

²⁰ California Department of Conservation. *Placer County Williamson Act FY 2015/2016, Sheet 1 of 2*. 2015.



Regional Housing Needs Plan

California General Plan law requires each city and county to have land zoned to accommodate a fair share of the regional housing need. The share is known as RHNA and is based on a RHNP developed by councils of government. The state-mandated RHNA process (Government Code Sections 65580 et seq.) requires SACOG to develop a methodology that determines how to divide and distribute an overall allocation that the region receives from the State.

Williamson Act

The California Land Conservation Act, better known as the Williamson Act, has been the State's premier agricultural land protection program since the act's enactment in 1965. The California legislature passed the Williamson Act in 1965 to preserve agricultural and open space lands by discouraging premature and unnecessary conversion to urban uses. The Williamson Act creates an arrangement whereby private landowners contract with counties and cities to voluntarily restrict land to agricultural and open space uses. The vehicle for these agreements is a rolling term 10-year contract (i.e., unless either party files a "notice of non-renewal," the contract is automatically renewed annually for an additional year). In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value. The proposed project site is not under a Williamson Act contract.

Local Regulations

The following are the local regulations and standards relevant to the CEQA review process with respect to land use and planning, population and housing, and agricultural and forest resources. Specific goals and policies from the County General Plan and DCWPCP are listed in Table 11-9 at the end of this chapter.

Sacramento Area Council of Governments

SACOG is responsible for the preparation of, and updates to, the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) for the region and the corresponding Metropolitan Transportation Improvement Program (MTIP). The MTIP identifies short-term projects (seven-year horizon) in more detail.

Metropolitan Transportation Plan/Sustainable Communities Strategy

The 2016 MTP/SCS was adopted by the SACOG board on February 18, 2016.²¹ The MTP/SCS is a long-range plan for transportation improvements in the region and provides a 20-year transportation vision and corresponding list of projects. The plan is based on projections for growth in population, housing, and jobs. SACOG determines the regional growth projections by evaluating baseline data (existing housing units and employees, jobs/housing ratio, and percent of regional growth share for housing units and employees), historic reference data (based upon five- and ten-year residential building permit averages and historic county-level employment statistics), capacity data (General Plan data for each jurisdiction), and current MTIP data about assumptions used in the most recent MTP/SCS. SACOG staff then meets with each jurisdiction to discuss and incorporate more subjective considerations about planned growth for each area. Finally, SACOG makes a regional growth forecast for new homes and new jobs, based upon an economic analysis provided by a recognized expert in order to estimate regional growth potential based on market analysis and related economic data, which is incorporated into the MTP/SCS.

²¹ Sacramento Area Council of Governments. 2016 *Metropolitan Transportation Plan/Sustainable Communities Strategy*. Adopted February 18, 2016.



Placer Legacy Open Space and Conservation Program

The Placer Legacy Open Space and Agricultural Conservation Program (Placer Legacy Program) was adopted in June 1998 to protect and conserve open space and agricultural lands in Placer County.²² The Placer Legacy Program implements the goals, policies, and programs of the 1994 Placer County General Plan and supplements existing open space and conservation programs. The Placer Legacy Program also provides important resource information to guide and direct decisions on the preparation of environmental documents for compliance with CEQA and for discretionary land use entitlements being examined by County staff. The objectives of the Placer Legacy Program include the following:

- Maintain a viable agricultural segment of the economy;
- Conserve natural features necessary for access to a variety of outdoor recreation opportunities;
- Retain important scenic and historic areas;
- Preserve the diversity of plant and animal communities;
- Protect endangered and other special status plant and animal species;
- Separate urban areas into distinct communities; and
- Ensure public safety.

For implementation purposes, the County was divided into 10 study areas based on common geographic and political boundaries. The development of the implementation measures was based on an assessment of each area's existing open space resources, development trends, stressors and conflicts, and opportunities for Placer Legacy Program involvement. The project site is located within the South Placer Urban Study Area. Placer Legacy Program implementation measures for the South Placer Urban Study Area that are pertinent to agricultural resources on and in the vicinity of the project site are listed below:

- SP-1. Work with farmers and ranchers to protect agricultural lands outside of designated development areas through the use of conservation easements.
- SP-2. Provide certainty to farmers and ranchers concerning the future extent of urban encroachment by coordinating with cities to create permanent greenbelts around urban areas.
- SP-3. Support the County's Right-To-Farm Ordinance provisions.
- SP-12. Create regional trail connections and develop new regional trails, consistent with adjacent agricultural uses.
- SP-20. Establish permanent transition areas and buffers between urban/suburban areas and agricultural areas through conservation easements and/or fee title acquisition of lands containing multiple resource values.
- SP-22. Preserve, through development agreements, a large open space buffer area around the lower end of Dry Creek.

²² Placer County. *Placer Legacy Open Space and Agricultural Conservation Program, Implementation Report*. June 2000.



Placer County Right-to-Farm Ordinance

Placer County has adopted a Right-to-Farm Ordinance (Section 5.24.040 of the Placer County Code) to minimize loss of the County's commercial agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance. The provisions of the Right-to-Farm Ordinance are as follows:

- A. It is the declared policy of the county of Placer to preserve, protect and encourage the development and improvement of its agricultural land for the production of food and other agricultural products. When nonagricultural land uses extend into the agricultural areas, agricultural operations often become the subject of nuisance suits. As a result, agricultural operations are sometimes forced to cease or are substantially curtailed. Others may be discouraged from making investments in agricultural improvements. It is the purpose of this section to reduce the loss to the county of its commercial agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.
- B. No agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than one year if it was not a nuisance at the time it began.
- C. For purpose of this section, the term "agricultural activity, operation, or facility, or appurtenances thereof" shall include, but not be limited to, the cultivation and tillage of soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity including timber, Christmas trees, viticulture, apiculture, nursery stock, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and game birds, and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage, or to market, or to carriers for transportation to market.
- D. For the purpose of this section, commercial "agriculture" means those agricultural lands in designated areas, or those lands that are within the California Land Conservation Act, or within a timber preserve zone or those lands that produce a gross annual income of four thousand five hundred dollars (\$4,500.00) from the sale of agricultural products.
- E. Each prospective buyer of property in unincorporated Placer County shall be informed by the seller or his/her authorized agent of the right-to-farm ordinance. The seller or his/her authorized agent will keep on file a disclosure statement signed by the buyer with the escrow process.
- F. Whenever a building designated for residential occupancy is to be located on property in the unincorporated area of Placer County, the owners of the property, or their authorized agent, shall acknowledge receipt of the right-to-farm ordinance. (Ord. 4983-B, 1999: prior code § 5.715)

11.4 IMPACTS AND MITIGATION MEASURES

The following section describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to land use and planning, agricultural resources, and population and housing. A discussion of the project's impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

Consistent with Appendix G of the CEQA Guidelines, a significant impact would occur if the proposed project would result in any of the following:



- Physically divide an established community;
- Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect;
- Result in the development of incompatible uses and/or the creation of land use conflicts;
- Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure);
- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere (see Chapter 16, Effects Not Found to be Significant);
- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- Conflict with existing zoning for agricultural use, a Williamson Act contract, or a Right-to-Farm Policy;
- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)) (see Chapter 16, Effects Not Found to be Significant);
- Result in the loss of forest land or conversion of forest land to non-forest use (see Chapter 16, Effects Not Found to be Significant);
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use;
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use (see Chapter 16, Effects Not Found to be Significant); or
- Conflict with General Plan or other policies regarding land use buffers for agricultural operations.

As noted above, issues related to whether the proposed project would result in any of the following impacts are discussed in Chapter 16, Effects Not Found To Be Significant, of this EIR:

- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere;
- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)); or
- Result in the loss of forest land or conversion of forest land to non-forest use or involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Method of Analysis

The following section describes the method of analysis used to evaluate potential impacts of the proposed project related to land use and planning, population and housing, and agricultural resources.

It should be noted that in addition to the 119 single-family residential units included in the proposed project, the Project Description chapter of this EIR recognizes the potential for up to 12 additional on-site residential units (Accessory Dwelling Units) to be included in the project in order



to meet the County's affordable housing requirements. However, the total number of residential lots would remain unchanged, as would the overall disturbance area associated with the project. In addition, the 12 additional Accessory Dwelling Units, if included, would include a smaller household size relative to standard market-rate single-family units. Therefore, the potential inclusion of an additional 12 units on-site would not result in new impacts or substantially more severe impacts beyond the analysis presented herein.

Land Use and Planning

This chapter analyzes the compatibility of the proposed project with surrounding land uses and compliance of the proposed project with adopted plans and policies. Environmental impacts resulting from the proposed project are discussed in the respective environmental categories. This discussion complies with Section 15125(d) of the CEQA Guidelines, which requires that EIRs discuss inconsistencies with adopted local plans as part of the environmental setting. The ultimate determination of consistency rests with the Placer County Board of Supervisors.

Compatibility with Existing Uses

The proposed project is evaluated for compatibility with the existing land uses adjacent to the project site. The evaluation considers the existing and planned type and intensity of uses in the project vicinity and those proposed for the project site. The analysis assumes the construction and implementation of the proposed project within the existing and planned environment to determine if the project is compatible with those existing and planned uses surrounding the project site.

Consistency with the Applicable Land Use Regulations

The proposed project is examined for consistency with the Placer County General Plan and the DCWPCP based on the relevant policies contained within both documents. The project's consistency with the Placer County Zoning Ordinance is also discussed.

Population and Housing

The level of significance of the impacts related to population and housing is determined by evaluating whether the proposed project, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure), would induce substantial unplanned population growth in the project area.

Agricultural Resources

Evaluation of potential impacts of the proposed project on agricultural resources is based on the following: the Placer County General Plan, the associated EIR, the DCWPCP, the *Placer Legacy Open Space and Agricultural Conservation Program, Implementation Report*, the NRCS Web Soil Survey, and the FMMP online mapping system. The standards of significance listed above are used to delineate the significance of any potential impacts.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on implementation of the proposed project in comparison to existing conditions and the standards of significance presented above.



11-1 Physically divide an established community. Based on the analysis below, the impact is *less than significant*.

The proposed project would involve the construction of a residential development on a site that contains grassland and a riparian corridor. Surrounding uses in the project site vicinity include an existing single-family residential subdivision to the east of the site in the City of Roseville and rural single-family homes to the north and south of the site, as well as the Father's House church to the north. The proposed project would not cut off any existing or proposed transportation route that provides connectivity in the DCWPCP area. Given that the proposed subdivision would essentially serve as an extension of the existing residential uses in the project area and would not require removal of any existing homes, the proposed project would not physically divide an established community. Thus, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

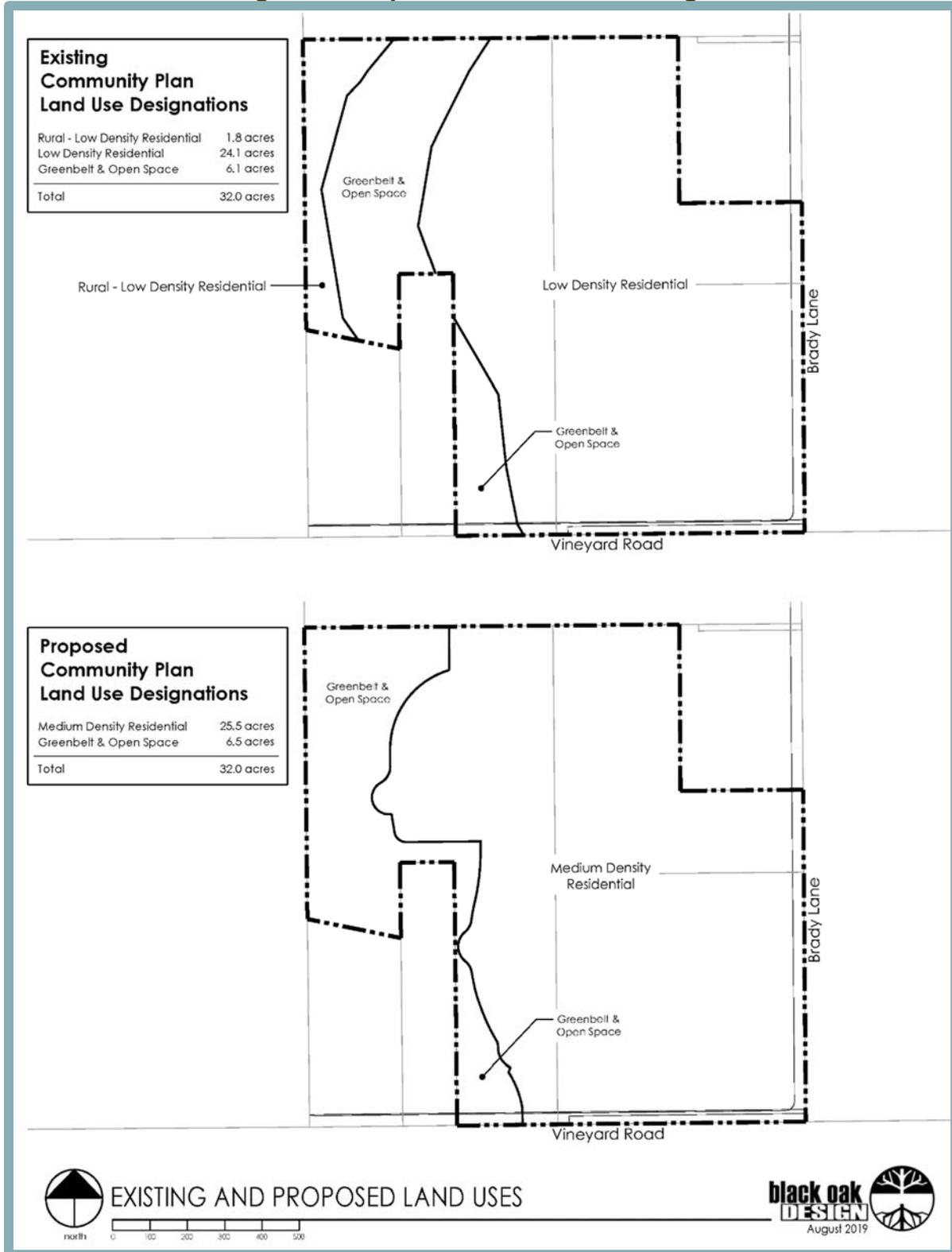
11-2 Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, result in the development of incompatible uses and/or the creation of land use conflicts, or conflict with General Plan or other policies regarding land use buffers for agricultural operations. Based on the analysis below, the impact is *less than significant*.

The General Plan Guidelines published by the State Office of Planning and Research defines consistency as follows, "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment." Therefore, the standard for analysis used in this EIR is in general agreement with the policy language and furtherance of the policy intent (as determined by a review of the policy context). The determination that the project is consistent or inconsistent with the Placer County General Plan policies or other County plans and policies is ultimately the decision of the Placer County Board of Supervisors. Furthermore, although CEQA analysis may identify some areas of general consistency with County policies, the County has the ability to impose additional requirements or conditions of approval on a project, at the time of its approval, to bring a project into more complete conformance with existing policies. A discussion of the project's general agreement with policy language and furtherance of policy intent is discussed in further detail below.

The DCWPCP and the Zoning Ordinance carries out the policies of the Placer County General Plan by classifying and regulating the uses of land and structures within the unincorporated County, consistent with the General plan. As noted previously, the project site is currently designated LDR 1-2 du/ac (24.1 acres), O (6.1 acres), and RLDR 1-2.3 ac min (1.8 acres). The project would include a General Plan/DCWPCP Amendment to change the site's land use designations to MDR (25.5 acres) and O (6.5 acres) (see Figure 11-4).



Figure 11-4
Existing and Proposed Land Use Designations



The proposed project would change the land use designation of the majority of the property from LDR to MDR. The MDR district provides moderate density housing, either as attached or detached units, at a density range of two to four units per acre. It may include a range and mix of dwelling types including single-family detached houses and multi-family residential development such as duplexes. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density than the Low Density Residential district.

As shown in Table 11-9, Placer County General Plan and DCWPCP Policy Discussion, at the end of this chapter, the project would be generally consistent with the applicable policies outlined in the 2013 General Plan. Further, the project is generally consistent with and implements all other applicable plans and policies. However, the project is not consistent with existing RS-AG-B-20 zoning.

Specifically, the project would include a rezone to change the site's zoning designations from RS-AG-B-20 (24.1 acres), O (6.1 acres), and F-DR (1.8 acres) to (RS-B-4) (25.5 acres) and O (6.5 acres) (see Figure 11-5). The existing DCWPCP land use and zoning designations for the three-acre NAPOTS area within the southwestern portion of the site would not be altered. While an inconsistency may indicate a significant physical impact, the inconsistency is not itself an impact. The physical impacts of the project are analyzed in Chapters 4 through 15 of this Draft EIR.

The proposed project is consistent with the following standards set forth in the Zoning Ordinance applicable to the –B-4 combining district:

Minimum Lot Area:	4,000 square feet
Minimum Lot Width:	45 feet (Interior Lot) / 50 feet (Corner Lot)
Front Setback:	12 ½ feet for any portion of a structure and 20 feet to garage face
Side Setback:	5 feet (One Story) / 7 ½ feet (Two Story)
Rear Setback:	10 feet (One Story) / 20 feet (Two Story)
Height:	30 feet

Per Sections 17.50.010 and 17.52.040(C)(3) of the Placer County Code, projects within RS zoning districts are limited to site coverage restrictions of 40 percent maximum for one-story and two-story units. The proposed project would require a Variance to increase the allowable building coverage to 50 percent for one-story units, while two-story coverage would remain at the allowable 40 percent maximum. The proposed Variance is expected to result in a higher percentage of single-story homes being sold and built in the project site. Although the proposed project would introduce new homes on a currently undeveloped site, the lower percentage of two-story homes would lessen the “higher intensity” impression two-story homes can make by virtue of their massing, which would be beneficial to both the subdivision's home buyers and neighbors adjacent to the community. Having a reasonable ratio of single-story to two-story homes may break up the less-attractive mass a streetscape dominated by two-story homes could create. Thus, the variance would not create measurable negative environmental impacts.



**Figure 11-5
 Existing and Proposed Zoning Designations**

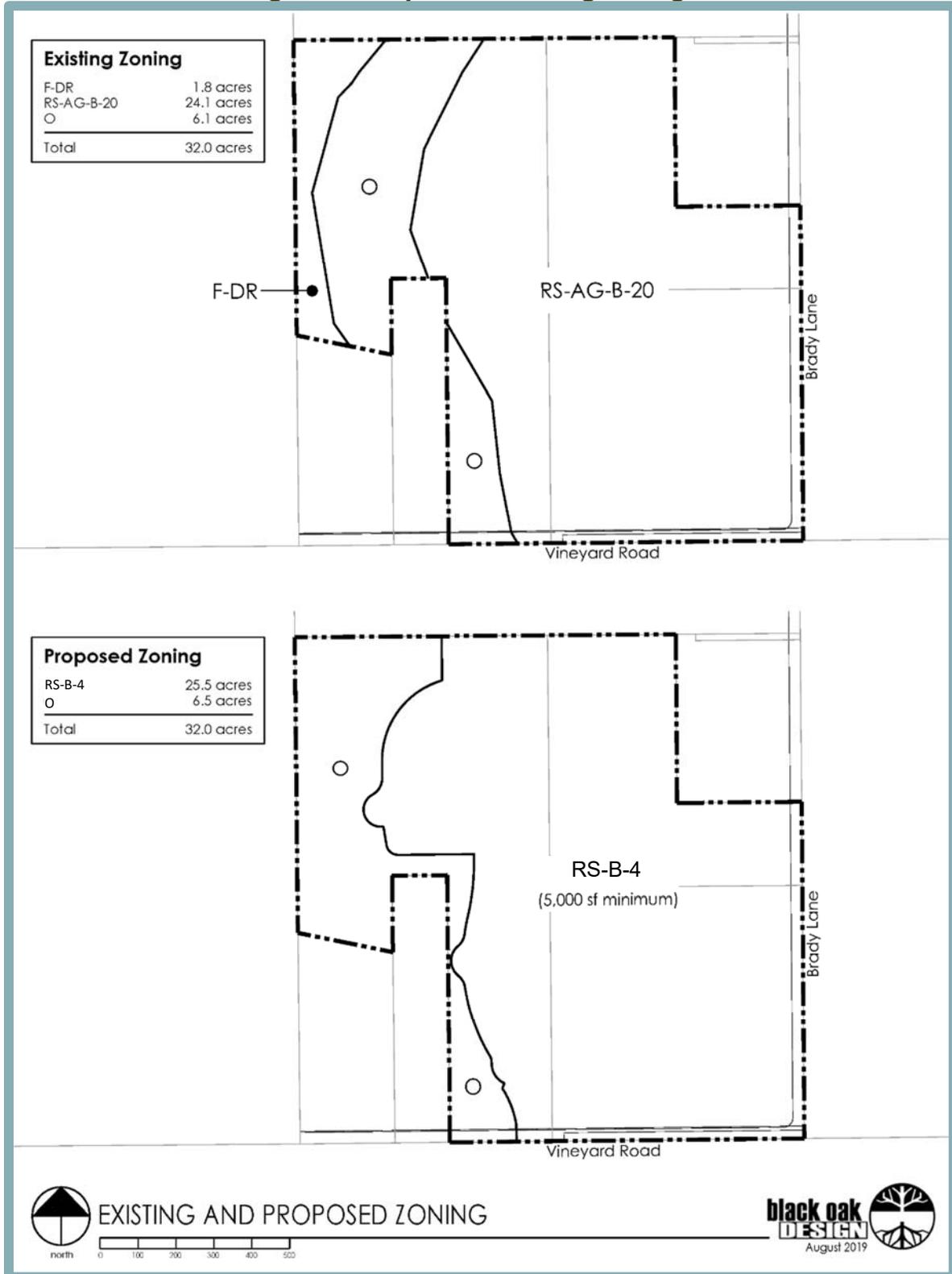


Figure 11-6 below demonstrates the proposed maximum coverage restriction changes for single-story units.

Lot coverage requirements are designed to ensure that lots are not overdeveloped; however, such requirements have been found by the County to impede single-story home construction on small lots. The following trends in the local and national housing markets also necessitate the County re-examine its development standards:

- An increase in smaller lots and compact development reflecting both increasing land cost and 'smart growth' planning trends;
- Increases in home sizes;
- Demand for increased interior entertainment space;
- Demand for smaller, drought-sensitive yards; and
- Demand for single-level living.

Per Section 17.14.010 of the Placer County Code, the project would also require a Conditional Use Permit (CUP) to construct the proposed on-site tot lot within the O zoning district. In addition, the proposed project would require approval of a Minor Boundary Line Adjustment to create a separate parcel for the three-acre NAPOTS area within the southwestern portion of the project site.

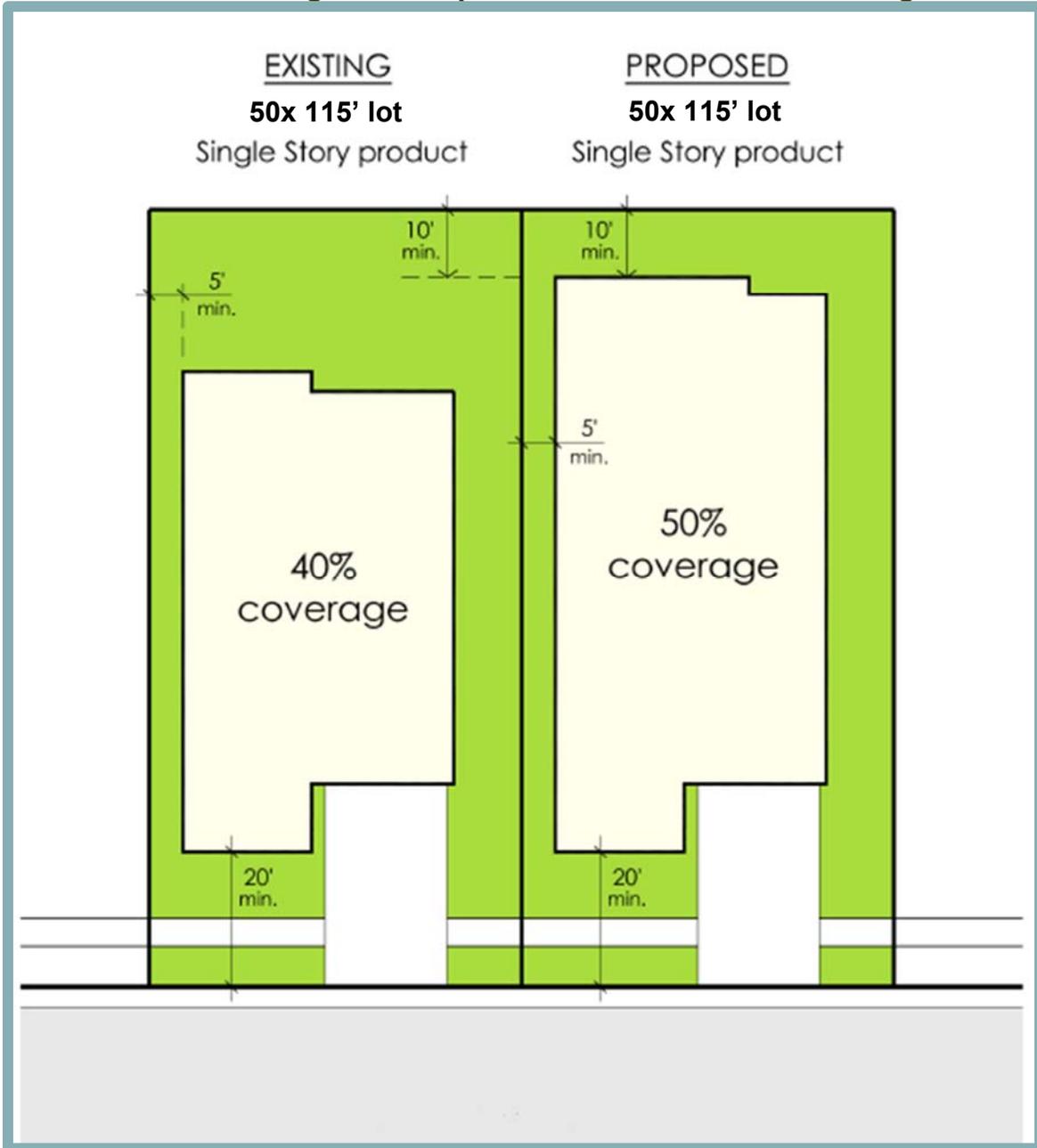
Approval of the General Plan/DCWPCP Amendment, Rezone, Variance, CUP, and Minor Boundary Line Adjustment are discretionary actions subject to approval by the Placer County Board of Supervisors. Should the Placer County Board of Supervisors approve the requested entitlements, the project would be rendered consistent with the County's DCWPCP and Zoning Ordinance. From a policy perspective, Table 11-9 at the end of this chapter demonstrates that the proposed project would be generally consistent with the policies in the Placer County General Plan and the DCWPCP adopted for the purpose of avoiding or mitigating an environmental effect, including policies related to agricultural buffers.

Land Use Compatibility

The proposed 119 single family lots would range in size from 5,000 square feet to 11,538 square feet. The 39 lots in the Southeast Village closest to existing residential development would have an average size of approximately 7,600 sf, ranging from 6,600 to 11,538 sf, while 80 smaller lots in the Northwest Village would have an average size of approximately 5,600 sf, and range in size from 5,000 to 8,604 sf. All lots exceed the 4,000 square foot minimum lot size requirement of the site's proposed RS-B-4 zoning classification. Furthermore, the proposed project would be generally compatible with the existing residential development within the project area. The proposed 5,000-sf minimum lot sizes would be consistent with the lot sizes within the existing single-family residential subdivision to the east of the site across Brady Lane, within the City of Roseville, and the minimum lot size of 3,000 sf within the American Vineyard Villages subdivision southeast of the project site. In addition, the proposed project would provide a transition between the lower-density rural residential lots located within the eastern portion of the DCWPCP area and the more densely developed urban landscape to the east in the City of Roseville.



Figure 11-6
Existing and Proposed Maximum Lot Coverage



While the project would introduce a more intensive use when compared to existing conditions, the project proposed is compatible with the uses and intensity of the surrounding development. In addition, the project would not introduce a substantial permanent increase in ambient noise levels in the project vicinity above levels of the existing conditions; and the project would provide connectivity between existing neighborhoods and increased pedestrian/bike pathways.

While the project would constitute an intensification of building mass and heights relative to existing conditions on the site, the project would be required to comply with design recommendations as a result of Planning Commission review. Landscaping, public space, and pedestrian access and connectivity would be compatible with adjacent walkways within the surrounding area. The project would be landscaped along the project frontages and would retain, and protect during construction activities, existing native trees within the riparian corridor where possible. Where new plantings are proposed, the project would use native plants that are indigenous and adapted to the region.

The project is consistent with the uses established for the RS zone. Adjacent residential land uses are comprised of single-family developments and are currently served by existing utilities and infrastructure. Therefore, the project would introduce a similar adjacent land use to these existing residential developments to the east and south. Thus, the project would not introduce an incompatible use to the project area or create land use conflicts, and would not result in any adverse environmental effects associated with such.

Conclusion

Based on the above, the proposed project would not cause a significant environmental impact due to conflicts with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect (including the policies discussed in Table 11-9), and a **less-than-significant** impact would occur.

Mitigation Measure(s)

None required.

11-3 Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure). Based on the analysis below, the impact is *less than significant*.

Growth can be induced in a number of ways, including through the elimination of obstacles to growth or through the stimulation of economic activity within the region. Examples of projects likely to have growth-inducing impacts include extensions or expansions of infrastructure systems beyond what is needed to serve project-specific demand, and development of new residential subdivisions or office complexes in areas that are currently only sparsely developed or are undeveloped. The following sections describe potential effects related to direct and indirect population growth associated with implementation of the proposed project.



Direct Population Growth

The proposed 119-unit single-family development would increase the available housing within the DCWPCP area, which would be expected to increase population in the area. Using the 3.08 persons/household average household size for the DCWPCP area (see Table 11-4), the project would house an estimated 367 residents. Under the current RS-AG-B-20 zoning for the 24.1-acre portion of the site east of the on-site tributary, up to 52 units could be built, resulting in a population of approximately 160 residents.²³ Thus, the proposed project would result in an increase of approximately 67 units, or 207 residents beyond what is currently anticipated for the site.

As noted previously, the project could include up to 12 ADUs on-site, with a maximum size of 1,200 sf each, in order to meet the County's affordable housing requirements. Because the ADUs are anticipated to be smaller than the proposed 119 single-family units, a lower person per household rate of 1.91 persons per household is applied to the ADUs. Thus, development of 12 ADUs would likely result in approximately 23 additional residents within the project site. The total population of the project site with 12 ADUs would be 390 residents, or 230 residents beyond what is currently estimated for the site based on current zoning.

Development of 119 residential units and the associated addition of between 367 and 390 residents would increase the total population of the DCWPCP area from 6,170 to between 6,537 and 6,560 residents, or a 5.9 to 6.3 percent increase. However, as discussed in the Existing Environmental Setting section of this chapter, the DCWPCP projected that the area's population could grow to as much as 9,836 residents by buildout. Therefore, although the proposed project would have the potential to increase the population of the area to approximately 6,537 residents, or 6,560 residents if the 12 ADUs are constructed on-site, such an increase in population would be within the range of growth projections assumed in the DCWPCP. Impacts associated with the growth anticipated in the DCWPCP area were analyzed in the EIR for the adopted DCWPCP.

It should be noted that while the anticipated population growth resulting from the proposed project would be within the maximum growth anticipated by the DCWPCP buildout, the 2010 growth estimates within the DCWPCP do not include more recent projects approved in the DCWPCP, namely the Riolo Vineyard Specific Plan and the Placer Vineyards Specific Plan. Growth related to buildout of the project in conjunction with the foregoing Specific Plans is considered in further depth within Impact 11-7 below.

SACOG also anticipates growth within Established Communities, including the DCWPCP area. As discussed within the Existing Environmental Setting section of this chapter, Established Communities throughout the unincorporated area of Placer County are anticipated to grow by 629 units between 2016 and 2020. The 119 units included in the proposed project, as well as the up to 12 ADUs that could be included in the project to meet the County's affordable housing requirements, would be within SACOG's growth estimates for Established Communities within Placer County by 2020. Additionally, growth in the DCWPCP area and other unincorporated areas of Placer County was anticipated by the Placer County Housing Element. As shown in Table 11-5, the County's Housing

²³ As noted in Chapter 18, Alternatives, of this EIR, 52 units is the theoretical capacity for development of the eastern portion of project site under the current zoning designations; however, development would likely occur at a lower intensity due to on-site requirements, including streets, landscape, EVA, lift station, etc.



Element includes allocation for market-rate and below market-rate units within unincorporated portions of the County. The proposed 119 single-family units would be within the Housing Elements' allocation of market-rate units for the County.

Therefore, while the proposed project would result in population growth in the DCWPCP area, such growth would be within the buildout projections for the DCWPCP area, as well as the growth projections for unincorporated areas within Placer County.

Indirect Population Growth

The proposed project would result in an increase of the permanent population on the project site by 367 to 390 residents. This new residential population would likely patronize local businesses and services in the area, fostering economic growth. While construction of the proposed project would result in increased employment opportunities in the construction field, which could potentially result in increased permanent population and demand for housing in the vicinity of the project site, employment patterns of construction workers is such that construction workers would not likely, to any significant degree, relocate their households as a result of the construction-related employment opportunities associated with the proposed project.

Although the project would provide short-term employment opportunities, which would likely be filled from the local employee base, with the possible exception of a few household and landscape maintenance jobs, no permanent jobs would be created by the proposed project. Therefore, the project would not result in long-term employment growth in the area.

The residential population generated by the proposed project would also result in an increased demand for public services. However, as discussed in Chapter 13, Public Services and Recreation, the project's demand for public services could be accommodated by existing services and would not create a need for new or altered governmental facilities

The DCWPCP included measures to ensure that adequate utilities and services were provided for development within the DCWPCP area. Consistent with the DCWPCP, the project would be annexed into Placer County Service Area 28, Zone 173, for sanitary sewer service. New public water mains would be installed on-site and along the Brady Lane and Vineyard Road frontages. In addition, the project would include installation of on-site gravity sewer and storm drain collection systems. The on-site sanitary sewer system would flow to a new lift station to be located on Lot A, on the north side of Vineyard Road, east of the on-site tributary and opposite Misty Lane.

With the exception of the proposed lift station, the proposed infrastructure improvements would be designed to serve the project only. The lift station, which would be financed by the project applicant, had been previously planned by the County per the Northeast Area Sewer Master Plan and would serve the entire northeast portion of the DCWPCP area. Given that the lift station has been previously planned per the Northeast Area Sewer Master Plan, the proposed infrastructure improvements would not allow for or encourage growth where such growth was not previously planned. Rather, the proposed project would include development as envisioned in the DCWPCP, which would meet the needs of future planned development within the area, and the induced growth need not be



reconsidered (cf. *Friends of the Eel River v. Sonoma County Water Agency* (2003) 108 CA4th 859).²⁴ This evaluation relies on the DCWPCP EIR analysis pursuant to CEQA Guidelines Section 15130, subdivision (b)(1)(B).

Conclusion

Considering the above, the proposed project would include development that would result in direct on-site population growth. However, population growth resulting from the proposed project would be within the DCWPCP, SACOG, and Placer County growth estimates for the project area. Furthermore, the infrastructure included in the proposed project would be sized to accommodate only the development that had been previously planned for the project area. As a result, the proposed project would not be considered to induce substantial unplanned population growth, and a **less-than-significant** impact would result. It should be noted that potential impacts related to growth inducement are discussed further within Chapter 17, Statutorily Required Sections, of this EIR, consistent with Section 15126.2(d) of the CEQA Guidelines.

Mitigation Measure(s)

None required.

11-4 Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. Based on the analysis below, the impact is *less than significant*.

Public Resources Code 21060.1 defines “Agricultural land” as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. As noted previously, according to the most recent information from the FMMP, the central and eastern portions of the project site are mapped as Grazing Land. The westernmost portion is mapped as Farmland of Local Importance (see Figure 11-2).²⁵

The area classified as Farmland of Local Importance consists of the three-acre NAPOTS area in the southwestern portion of the site and the northwestern portion of the site west of the on-site tributary. Neither area is proposed for development as part of the proposed project. Both areas would retain their current DCWPCP land use and zoning designations. Thus, the project would not convert Farmland of Local Importance to non-agricultural use. The portion of the site currently mapped as Grazing Land is proposed for development with single-family homes and associated improvements. However, given that Grazing Land does not constitute Farmland under CEQA, such development would not result in the conversion of Farmland to non-agricultural use.

²⁴ Placer County. *Countywide General Plan EIR* [pg. 3-18 and 3-19]. July 1994.

²⁵ Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed August 2019.



According to the DCWPCP, the project site is currently designated LDR 1-2 du/ac and O. As such, the County has previously anticipated development of the site with non-agricultural uses. The project site is not currently used for agricultural purposes, and the portion of the site designated as Grazing Land is not currently used for livestock grazing. The site does not include any land designated as Agricultural Land per the Environmental Resources Element of the DCWPCP.²⁶

Based on the above, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the FMMP of the California Resources Agency, to non-agricultural use, or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. Thus, a **less-than-significant** impact would occur.

Mitigation Measure(s)
None required.

11-5 Conflict with existing zoning for agricultural use, a Williamson Act contract, or a Right-to-Farm Policy. Based on the analysis below, the impact is *less than significant*.

As noted previously, according to the Placer County Williamson Act map published by the California DOC, the project site is not under a Williamson Act contract.²⁷ The nearest Williamson Act property is located 3,677 feet southwest of the project site on the north side of PFE Road. In addition, the site is not zoned exclusively for agricultural uses. The portion of the project site west of the existing on-site tributary is currently zoned F-DR, which is intended for agricultural uses. However, the proposed project would not include any development within the F-DR-zoned portion of the site, and the existing zoning designation would be retained.

The central and eastern portions of the site are currently zoned with an -AG combining district designation. The project would rezone the RS-AG-B-20 designated area to RS-B-4, thereby removing the -AG combining district designation. However, while the -AG combining district allows for some limited agricultural uses, the district is generally intended primarily for residential uses.

According to the DCWPCP, the proposed development area is currently designated LDR 1-2 du/ac and O. As such, the County has previously anticipated development of the site with non-agricultural uses. Furthermore, the project site is not currently used for agricultural purposes, and the portion of the site designated by the FMMP as Grazing Land is not currently used for livestock grazing. Upon approval of the proposed rezone, the project would be consistent with the site's updated zoning designation.

As shown in Table 11-9 of this chapter, the proposed project would be generally consistent with relevant policies in the Placer County General Plan and the DCWPCP. As discussed within the table, the proposed project would maintain the minimum separation distances

²⁶ Placer County. *Dry Creek West Placer Community Plan* [plate #2]. 1989.

²⁷ California Department of Conservation. *Placer County Williamson Act FY 2015/2016, Sheet 1 of 2*. 2015



between areas designated Agriculture and proposed for residential uses. Conflicts between the proposed project and adjacent agricultural uses would not be expected to occur. Therefore, development of the proposed project would not have the potential to conflict with the County's Right-to-Farm Ordinance provisions.

Based on the above, the proposed project would not conflict with existing zoning for agricultural use, a Williamson Act contract, or a Right-to-Farm Policy, and a **less-than-significant** impact would occur.

Mitigation Measure(s)

None required.

Cumulative Impacts and Mitigation Measures

As defined in Section 15355 of the CEQA Guidelines, "cumulative impacts" refers to two or more individual effects which, when considered together, are considerable, compound, or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Additional detail regarding the cumulative setting is included in Chapter 17, Statutorily Required Sections, of this EIR.

11-6 Cause a significant cumulative environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Based on the analysis below, the cumulative impact is *less than significant*.

A cumulative analysis of land use is not included because land use plans or policies and zoning generally do not combine to result in cumulative impacts. The determination of significance for impacts related to such issues is whether the project would cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Such a conflict is site-specific, and, thus, is only addressed on a project-by-project basis. As shown in Table 11-9 of this chapter, the proposed project would be generally consistent with relevant policies in the Placer County General Plan and the DCWPCP.

Therefore, the proposed project would not cause a significant cumulative environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and the cumulative impact would be **less-than-significant**.

Mitigation Measure(s)

None required.



11-7 Cumulative unplanned population growth. Based on the analysis below, the cumulative impact is *less than significant*.

Buildout of the DCWPCP was anticipated to result in population growth within the plan area through the buildout of urban and rural developments throughout the DCWPCP, including the project site. Since approval of the DCWPCP, the Placer Vineyard Specific Plan and Riolo Vineyard Specific Plan have been approved, which have increased the amount of land designated for urban development within the DCWPCP area. In addition, several new residential subdivisions have been completed, are underway, or approved within the Plan area. The MTP/SCS, prepared by the SACOG, provides regional growth projections for the six-county Sacramento region, including the DCWPCP.

The MTP/SCS identifies the portions of the DCWPCP, excluding the Riolo Vineyard and Placer Vineyards Specific Plan areas, as Established Communities. As discussed within Impact 11-3 above, the population growth related to implementation of the proposed project has been anticipated for the region by the MTP/SCS. Concurrently, the MTP/SCS explicitly anticipates growth within the Developing Communities of Placer Vineyards and Riolo Vineyard within the total growth anticipated for Placer County.²⁸ Thus, the DCWPCP anticipated cumulative growth of the plan area, and increased urbanization within the DCWPCP area has been anticipated by regional planning such as the MTP/SCS. Because development of the project site and buildout of the DCWPCP area has been anticipated in regional development forecasts, buildout of the proposed project in combination with other approved developments within the project area would not result in a significant cumulative contribution to population growth within the project area or region.

It should be noted that population growth itself does not constitute a significant physical environmental effect. Rather, the determination of significance is based on whether population growth associated with a project has been previously planned for, and whether such growth could result in indirect impacts from associated development. As such, the cumulative analysis within each technical chapter of this EIR evaluates the physical environmental impacts of cumulative development.

Considering the above, implementation of the proposed project, in combination with future development occurring under buildout of the DCWPCP, would result in a ***less-than-significant*** cumulative impact related to unplanned population growth.

Mitigation Measure(s)

None required.

²⁸ Sacramento Area Council of Governments. 2016 *Metropolitan Transportation Plan/Sustainable Communities Strategy* [Appendix E-3, pg. 159]. Adopted February 18, 2016.



11-8 Involve changes in the existing environment which, due to their location or nature, could cumulatively result in loss of Farmland to non-agricultural use. Based on the analysis below, the project's incremental contribution to the significant cumulative impact is *less than cumulatively considerable*.

The Placer County General Plan EIR concluded that the County's General Plan would bring about changes to the existing land uses in the unincorporated areas of the County. In addition, the buildout scenario presented in the DCWPCP presupposed that land uses would change as a result of growth and development occurring under buildout of the DCWPCP. Both the Placer County General Plan EIR and the DCWPCP anticipated that the conversion of existing Farmland in the region to urban use would result in the loss of agricultural production. While the Placer County General Plan EIR stated that the loss of Farmland and agricultural production was considered a significant adverse impact, the EIR did not provide mitigation measures sufficient to reduce the adverse impact to a less-than-significant level.

As discussed in Impact 11-4 above, the project site does not contain Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. In addition, the project site is not currently used for agricultural purposes, and the portion of the site designated as Grazing Land is not currently used for livestock grazing. The site does not include any land designated as Agricultural Land per the Environmental Resources Element of the DCWPCP.²⁹ Thus, development of the project site with single-family homes and associated improvements would not result in the direct conversion of Farmland to non-agricultural uses. In addition, the proposed project would not induce additional development in the project region such that future conversion of Farmland within the area would occur.

Based on the above, development of other proposed and pending projects within the DCWPCP area and unincorporated Placer County would result in a significant cumulative impact associated with the conversion of Farmland to non-agricultural use. However, the proposed project's incremental contribution to the significant cumulative impact would be ***less than cumulatively considerable***.

Mitigation Measure(s)

None required.

²⁹ Placer County. *Dry Creek West Placer Community Plan* [plate #2]. 1989.



**Table 11-9
 Placer County General Plan and DCWPCP Policy Discussion**

Policy	Project Consistency
<i>Placer County General Plan</i>	
<p>1.B.1 The County shall promote the concentration of new residential development in higher density residential areas located along major transportation corridors and transit routes.</p>	<p>The project site is located along Vineyard Road, which provides a major point of connection between the City of Roseville and the DCWPCP area. In addition, the proposed 5,000-sf minimum lot sizes would be consistent with the lot sizes within the existing single-family residential subdivision to the east of the site, across Brady Lane within the City of Roseville and the minimum lot size of 3,000 sf within the American Vineyard Villages subdivision southeast of the project site. While the project site is not located within a high-density residential area, the proposed project would be generally consistent with residential development trends in the project vicinity.</p>
<p>1.B.3 The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.</p>	<p>The proposed project is designed to be compatible with the existing American Vineyard Villages subdivision southeast of the project site within the City of Roseville. Specifically, as noted under the Policy 1.B.1 discussion above, the proposed lot sizes would be consistent with the lot sizes in the American Vineyard Villages subdivision. In addition, approximately 50 percent of the homes backing onto Vineyard Road and Brady Lane would be limited to single-story homes, with all two-story homes being separated from each other by at least one single-story home.</p> <p>Furthermore, the proposed project would be consistent with the Placer County Design Guidelines, the specific design guidelines contained in the DCWPCP, and all applicable sections of Article 17.54, General Development Regulations, of the Placer County Code.</p>
<p>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.</p>	<p>The most notable natural feature within the project site is the natural riparian corridor along the tributary within the western portion of the site. The proposed project would preserve the riparian corridor as open space. In addition, the project would include raised earthen berms and landscaping elements at the project frontages along Vineyard Road and Brady Lane. Such berms may include a short masonry base wall, with portions including a five-foot-tall open iron fence on top. The combined height of the earthen berms and associated masonry base walls would meet the required height to help reduce noise exposure at the proposed residences to ensure consistency with the County's applicable exterior noise thresholds. In addition, the berms would reduce visibility of the proposed residences from</p>



**Table 11-9
Placer County General Plan and DCWPCP Policy Discussion**

Policy	Project Consistency
	sensitive receptors in the surrounding area. A detailed analysis of aesthetics, noise, and transportation and circulation is provided in Chapters 4, 12, and 14, respectively.
1.B.9 The County shall discourage the development of isolated, remote and/or walled residential projects that do not contribute to the sense of community desired for the area.	The project would provide a new decomposed granite trail/sidewalk system that would extend from the northern property boundary, through three linear parks, and connect to Vineyard Road to allow for pedestrian connectivity with the surrounding area. In addition, landscaped berms would be constructed along the project frontages to enhance the pedestrian streetscape and eliminate the excessive use of walls along the project boundaries.
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.	As discussed in Chapter 13, Public Services and Recreation, of this EIR, a total of 6.34 acres of the project site would be retained as open space, including areas planned for on-site trails. A total of 1.25 acres are planned for three linear parks. In addition, 1.44 acres within the site would consist of landscaped lots. Based on the County's requirement of five acres of park land per 1,000 residents (Section 16.08.100 of the Placer County Code and General Plan Policy 5.A.1), the proposed project would ultimately be required to provide a minimum of approximately 1.5 acres of parks, and with inclusion of up to 12 ADUs, would require 1.65 acres of parks. The difference between the amount of parkland required and the amount of parkland provided would be resolved through payment of in-lieu park fees.
1.H.2 The County shall seek to ensure that new development and public works projects do not encourage expansion of urban uses into designated agricultural areas.	As discussed previously, the proposed project site does not contain land designated as agricultural per the DCWPCP Environmental Resources Element. According to the DCWPCP, the proposed development area is currently designated LDR 1-2 du/ac and O. As such, the County has previously anticipated buildout of the site with non-agricultural uses, and agricultural operations are not a component of the long-term planning efforts for the area.
1.H.4 The County shall allow the conversion of existing agricultural land to urban uses only within community plan areas and within city spheres of influence where designated for urban development on the General Plan Land Use Diagram.	The project site is located within a community plan area and is currently designated by the DCWPCP for urban uses, with the exception of the on-site tributary area, which is designated as open space. The open space area will be retained with the project.
1.H.5 The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction,	As stated in Policy 1.H.2 discussion, the project site does not contain land designated as agricultural per the DCWPCP. The DCWPCP Environmental Resources Element designates the 30-acre vacant parcel to the west of the



**Table 11-9
 Placer County General Plan and DCWPCP Policy Discussion**

Policy	Project Consistency
<p>and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.</p>	<p>project site as Agricultural Land. However, the parcel is not currently used for commercial agricultural production and is not classified as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland per the FMMP. In addition, the 30-acre parcel would be separated from the proposed development on the project site by the existing on-site tributary and associated vegetation. The nearest proposed home would be located approximately 135 feet from the western site boundary. Therefore, in the event that the 30-acre parcel is used for agricultural production in the future, the tributary would act as a buffer to limit potential nuisances.</p> <p>Table 1-4 in the Land Use/Circulation Diagrams and Standards section of the Placer County General Plan establishes minimum separation distances between areas designated Agriculture or Timberland and proposed residential uses. Specific buffer distances are provided for the following agricultural/timber uses: field crops, irrigated orchards, irrigated vegetables or rice, rangeland/pasture, timberland, and vineyard. For rangeland/pasture uses, which most closely represents the 30-acre parcel to the west of the site, the minimum residential exclusion area is 50 feet, with a buffer width range of 50 to 200 feet, depending on site-specific characteristics. Therefore, the 135-foot separation provided between the nearest proposed on-site residential lot and the western site boundary would be consistent with the applicable buffer standards.</p> <p>Furthermore, the central and eastern portions of the project site have been anticipated for development with residential uses per the DCWPCP and the Placer County General Plan. As such, the project would not conflict with long-term planning efforts related to agricultural uses.</p> <p>Based on the above, the proposed project would minimize conflicts with adjacent agricultural uses.</p>
<p>1.K.4 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; 	<p>Mitigation Measure 8-2(d) of this EIR requires that all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading,</p>



**Table 11-9
Placer County General Plan and DCWPCP Policy Discussion**

Policy	Project Consistency
<ul style="list-style-type: none"> 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. 	<p>clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.</p> <p>Per the mitigation requirements, the applicant must also revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans.</p>
<p>1.M.1 The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced.</p>	<p>Given that the project site is located adjacent to existing development within the City of Roseville, future project residents would have convenient access to goods and services within the City, including existing restaurants, grocery stores, and other commercial uses along Vineyard Road and Foothills Boulevard in the project vicinity. In addition, the proposed project would provide additional housing stock within an area that has been previously anticipated by the County for development with residential uses. The project would also contribute to expanded services by constructing a sewer lift station previously contemplated by the County per the Northeast Area Sewer Master Plan, which would be designed and constructed to serve this northeast portion of the DCWPCP area.</p>
<p>1.O.9 The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.</p>	<p>Mitigation Measure 4-2 requires the project applicant to submit a lighting plan for the project to the Placer County Design Review Committee for review and approval, demonstrating that proposed lighting is Dark-Sky compliant as specified by the International Dark-Sky Association.</p>
<p>4.A.2 The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:</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 	<p>As discussed in Chapter 13, Public Services and Recreation, and Chapter 15, Utilities and Service Systems, of this EIR, adequate public services and utilities would be available to serve the proposed development.</p>



**Table 11-9
Placer County General Plan and DCWPCP Policy Discussion**

Policy	Project Consistency
b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.	
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.	The proposed project would be subject to payment of applicable fees used to fund fire protection services, sheriff protection services, and other public services. In addition, the project would be subject to California American Water Company (CAL-AM) fees, sewer connection fees, and monthly sewer services fees used to fund ongoing maintenance of existing water and sewer infrastructure
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.	See response to Policy 4.B.1 above.
4.C.1 The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.	As discussed in Chapter 15, Utilities and Service Systems, of this EIR, CAL-AM has provided a Conditional Will-Serve Letter for the proposed project that indicates CAL-AM is capable of providing service to the project, given compliance with all applicable rules and regulations, including payment of necessary fees.
4.C.2 The County shall approve new development based on the following guidelines for water supply: a. Urban and suburban development should rely on public water systems using surface supply. b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be	See response to Policy 1.K.4 above.



**Table 11-9
 Placer County General Plan and DCWPCP Policy Discussion**

Policy	Project Consistency
<p>extended to the property, individual wells may be permitted.</p> <p>c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.</p>	
<p>4.C.6 The County shall promote efficient water use and reduced water demand by:</p> <p>a. Requiring water-conserving design and equipment in new construction;</p> <p>b. Encouraging water-conserving landscaping and other conservation measures;</p> <p>c. Encouraging retrofitting existing development with water-conserving devices; and,</p> <p>d. Encouraging water-conserving agricultural irrigation practices.</p>	<p>As discussed in Chapter 15, Utilities and Service Systems, of this EIR, the proposed project would comply with the County's Water Efficient Landscape Ordinance (WELO), which would be ensured during the design review process through submission of a landscape package to the County for review and approval</p>
<p>4.E.1 The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.</p>	<p>See response to Policy 6.A.1 below regarding preservation of the on-site riparian corridor.</p>
<p>4.E.4 The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County Land Development Manual.</p>	<p>This is required by Mitigation Measure 10-4(a) of the EIR.</p>
<p>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.</p>	<p>See response to Policy 1.K.4 above.</p>
<p>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).</p>	<p>This is required by Mitigation Measures 10-2(a) through 10-2(d).</p>
<p>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.</p>	<p>As discussed in Impact 10-4 of the Hydrology and Water Quality chapter, per the County's Phase II MS4 permit, hydromodification management projects, such as the proposed project, are typically required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained equal to or below pre-project flow rates for the</p>



**Table 11-9
 Placer County General Plan and DCWPCP Policy Discussion**

Policy	Project Consistency
	<p>2-year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bio-retention, or other LID measures that result in post-project flows that mimic pre-project conditions. However, the Dry Creek Watershed Flood Control Plan notes that the use of local detention basins to limit peak runoff has the potential to result in higher overall peak flows within Dry Creek, which could result in off-site flooding. Specifically, detaining flows in the lower portion of the Dry Creek Watershed, within which the project site is located, could delay the time when the peak flow in lower portions of the Dry Creek Watershed occurs such that the peak flow would coincide with the arrival of peak flows from the upper portion of the watershed. Based on calculations completed by RFE Engineering, Inc., in the absence of detention basins, peak flow from the proposed on-site development would not coincide with peak flows from the upstream Dry Creek Vineyard Road tributary as a whole. Therefore, while inclusion of on-site detention could reduce increased peak flows from the project site, on-site detention would have the potential to increase flooding hazards and conflict with the Dry Creek Watershed Flood Control Plan.</p> <p>Considering the above, and the recommendations of the Dry Creek Watershed Flood Control Plan, the proposed project does not include on-site detention basins that could otherwise lower the post-project rate of runoff equal to or below pre-project flow rates.</p> <p>Nonetheless, the proposed project would be required to comply with Placer County's Dry Creek Watershed Drainage Improvement Ordinance, which requires new development that increases impervious surface areas within the Dry Creek Watershed to pay fees to fund future drainage improvement projects within the watershed.</p>
4.E.12	<p>The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.</p> <p>The project design maintains, to the extent feasible, natural site drainage conditions, as evidenced by retaining the on-site tributary in its natural condition.</p>
4.E.13	<p>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.</p> <p>This is required by Mitigation Measure 10-4(a) of the EIR.</p>



**Table 11-9
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Policy	Project Consistency
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.	Potential flood hazards are evaluated in detail in Impact 10-5 of the Hydrology and Water Quality chapter. Mitigation Measure 10-3(d) requires the project applicant to submit an application for, and subsequently obtain, approval for a Letter of Map Change from FEMA for the placement of fill within the regulatory floodway of the Dry Creek Vineyard Road tributary and corresponding changes to Base Flood Elevations related to the widening of Vineyard Road. In addition, consistent with Policy 4.F.4, Mitigation Measure 10-4(d) requires that Improvement Plans show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the Dry Creek Vineyard Road tributary and the FEMA floodplain. Mitigation Measure 10-4(e) further requires that the Improvement Plans show the finished house pad elevations for all lots along the floodplain to be a minimum of two feet above the 100-year flood plain line (or finished floor - three feet above the 100-year floodplain line).
4.F.5 The County shall attempt to maintain natural conditions within the 100-year floodplain of all rivers and streams except under the following circumstances: a. Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Game regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or b. When facilities for the treatment of urban runoff can be located in the floodplain, provided that there is no destruction of riparian vegetation.	The project includes relatively minor placement of fill within the FEMA floodplain for the widening of Vineyard Road. This work would be done in accordance with the regulations identified in this policy.
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.	As discussed in Chapter 13, Public Services and Recreation, of this EIR, final improvement plans for the proposed project would be subject to review by Placer County Fire as part of the County's approval process in order to ensure compliance with fire and safety standards.
6.A.1 The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected, including riparian zones, wetlands, old	Based upon an analysis by the project biologist, the proposed project would not include any development within the 50-foot buffer for riparian wetland habitat, or the 50-foot buffer for the on-site Dry Creek tributary (intermittent stream). The project's lotting would result in a minor encroachment (0.1-acre) upon the 50-foot buffer for the existing sensitive valley oak riparian



**Table 11-9
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<p>growth woodlands, and the habitat of special status, 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 or input from state or federal regulatory agency, 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> <ol style="list-style-type: none"> 1. Reasonable use of the property would otherwise be denied; 2. The location is necessary to avoid or mitigate hazards to the public; 3. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or, 4. 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. 	<p>habitat, at the project's northerly boundary. The majority of valley oak riparian woodland encroachment (0.9-acre) would be due to the construction of roads, parks, and similar infrastructure, for which the County may allow exceptions (see Policy 6.A.1(4)). In addition, as shown in Figure 11-7, the project would include an additional 0.9-acre of buffer area.</p> <p>Only a portion of the encroachments would include areas proposed for residential development: specifically, portions of two proposed residential lots located within the northwestern portion of the project site. Such lots would be separated from the open space area by a 30-foot-wide public utility easement, as well as open iron fencing along the property line of the westernmost residential lot. As such, residents of the lots nearest to the on-site valley oak riparian woodland habitat would be restricted from accessing such sensitive habitat areas, consistent with the intent of the County's buffer requirements, while still being afforded limited views of the area. It should be noted that the proposed site plan previously included three single-family lots within the northwestern portion of the site along the east side of the proposed "A" Court, within the valley oak riparian habitat setback. However, based on input received through the CEQA process, the site plan has been revised to shift the three lots away from the riparian corridor. This analysis concludes that the County may allow exceptions for the proposed encroachments and, thus, the encroachments could be generally consistent with Policy 6.A.1.</p>
<p>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.</p>	<p>The proposed project would not include development of habitable structures within a flood hazard zone; as such, the proposed residential structures would not conflict with the Placer County Flood Damage Prevention Ordinance. See response to Policy 4.F.4 above regarding placement of fill within the 100-year floodplain.</p>
<p>6.A.3 The County shall require development projects proposing to encroach into a stream zone or stream setback to do one or more of the following, in descending order of desirability:</p> <ol style="list-style-type: none"> a. Avoid the disturbance of riparian vegetation; b. Replace all functions of the existing riparian vegetation (on-site, in-kind); c. Restore another section of stream (in-kind); and/or 	<p>See response to Policy 6.A.1 above.</p>



**Table 11-9
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Policy	Project Consistency
d. Pay a mitigation fee for in-kind restoration elsewhere (e.g., mitigation banks).	
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.	BMPs to protect the on-site tributary during construction, and from urban pollutants, will be required through Mitigation Measures 8-2(a) through 8-2(d) and 10-2(b) through 10-2(d).
6.A.6 The County shall require development projects to comply with the municipal and construction stormwater permit requirements of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) Phase I and II programs and the State General Municipal and Construction permits. Municipal requirements affecting project design and construction practices are enacted through the County's Stormwater Quality Ordinance. Separate construction permits may be required by and obtained through the State Water Resources Control Board.	See response to Policy 6.A.5 above.
6.A.7 All new development and redevelopment projects shall be designed so as to minimize the introduction of pollutants into stormwater runoff, to the maximum extent practicable, as well as minimize the amount of runoff through the incorporation of appropriate Best Management Practices.	See response to Policy 6.A.5 above.
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 Wildlife. 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.	Mitigation Measures 6-8(a) through 6-8(c) require project compliance with the U.S. Army Corps of Engineers (USACE) "no-net-loss" policy for wetland areas and application for a Section 1600 Lake or Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW). If a Section 404 permit is obtained, the applicant must also obtain a water quality certification from the RWQCB under Section 401 of the Clean Water Act (CWA).
6.B.2. The County shall require new development to mitigate wetland loss in both federal jurisdictional and non-jurisdictional 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 and conservation banking program that provides the opportunity to mitigate impacts to special status, threatened, and endangered	See response to Policy 6.B.1 above.



**Table 11-9
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Policy	Project Consistency
species and/or the habitat which supports these species in wetland and riparian areas. Non-jurisdictional wetlands may include riparian areas that are not federal “waters of the United States” as defined by the Clean Water Act.	
6.B.3. The County shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.	See response to Policy 6.A.5 above.
6.D.8. The County shall require that new development preserve natural woodlands to the maximum extent possible.	Woodlands would not be impacted as a result of the proposed project. The project would have impacts to individual protected trees – approximately seven. Mitigation Measure 6-10(a) requires replacement plantings or in-lieu fees.
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 identifying, ensuring the implementation of, and monitoring the success of mitigation measures.	Analysis of environmental air quality impacts is provided in Chapter 5, Air Quality and Greenhouse Gas Emissions, of this EIR. Mitigation Measure 5-3 prohibits the use of wood-burning fireplaces, woodstoves, or similar wood-burning devices throughout the project site. Mitigation Measure 5-4 would ensure that the proposed sewer lift station includes appropriate odor control facilities.
6.F.7 The County shall encourage development to be located and designed to minimize direct and indirect air pollutants.	See response to Policy 6.F.6 above.
6.F.9 In reviewing project applications, the County shall consider alternatives or amendments that reduce emissions of air pollutants.	Chapter 18, Alternatives, of this EIR includes an analysis of air quality and greenhouse gas (GHG) impacts associated with project alternatives.
7.B.1 The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.	See response to Policy 1.H.5 above.
7.B.3 The County shall consider fencing subdivided lands adjoining agricultural uses as a potential mitigation measure to reduce conflicts between residential and agricultural uses. Factors to be considered in implementing such a measure include: a. The type of agricultural operation (i.e., livestock, orchard,	As noted previously, the 30-acre vacant parcel to the west of the project site is designated as Agricultural Land. However, the parcel is not currently used for commercial agricultural production. The 30-acre parcel would be separated from the proposed development on the site by the existing on-site tributary and associated vegetation. In addition, the project would



**Table 11-9
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Policy	Project Consistency	
<p>timber, row crops);</p> <p>b. The size of the lots to be created;</p> <p>c. The presence or lack of fences in the area;</p> <p>d. Existing natural barriers that prevent trespass; and</p> <p>e. Passage of wildlife.</p>	<p>include a combination of open iron fencing and post and cable fencing along the property lines of the westernmost single-family lots, which would help to limit any potential trespass through the tributary and onto the agricultural parcel. All lots along the northern/northeastern border of the project site would include wood, good-neighbor fencing to provide privacy and reduce trespassing.</p>	
8.C.3	<p>The County shall require that new development meets state, County, and local fire district standards for fire protection.</p>	<p>See response to Policy 4.I.9 above.</p>
9.A.1.	<p>New development of noise-sensitive uses shall not be permitted 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.</p>	<p>There are no existing non-transportation noise sources that would adversely affect the proposed on-site sensitive residential uses.</p>
9.A.2	<p>Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 9-1 (see Table 12-5) as measured immediately within the property line of lands designated for noise-sensitive uses: provided, however, the noise created by occasional events occurring within a stadium on land zoned for university purposes may temporarily exceed these standards as provided in an approved Specific Plan.</p>	<p>There are no existing non-transportation noise sources that would adversely affect the proposed on-site sensitive residential uses.</p>
9.A.6	<p>The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Table 9-3 (see Table 12-5).</p>	<p>The noise analysis conducted for the project determined that existing and future projected traffic noise levels, including noise from project traffic, would not exceed the applicable noise increase standards at off-site residential receptors.</p>
9.A.8	<p>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 (see Table 12-5), 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 (see Table 12-5).</p>	<p>As shown in Table 12-11 of the Noise chapter, predicted exterior noise levels at the outdoor activity areas of the proposed residences would not comply with the Placer County 60 dB Ldn exterior noise level standard without additional noise control measures. However, such an effect would constitute the existing environment's effect on the project, which is not considered an impact under CEQA. In order to address this, the County would require the following conditions of project approval to ensure</p>



**Table 11-9
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Policy	Project Consistency
	consistency with the County's noise standards at the proposed outdoor activity areas: <ul style="list-style-type: none"> • Prior to building permit issuance for proposed residential lots adjacent to Brady Lane and/or Vineyard Road, the Improvement Plans shall show that the proposed berms along the project frontages at both roadways may incorporate masonry base walls along the length of the berms. The top of the short base walls shall be five feet minimum above the crown of adjacent roadway (Vineyard Road or Brady Lane). The locations of berms and walls shall be consistent with alignments shown in Figure 12-2 of this EIR.
DCWPCP	
<i>Community Development: Land Use</i>	
2	Maintain large agricultural areas and require development to provide adequate buffer zones between agricultural uses and other uses, as described in the Placer County General Plan. <p>See response to Policy 1.H.5 above.</p>
5	Encourage the use of greenbelts or landscaped areas along roadways as a design feature of any development in order to mitigate noise impacts and provide valuable open space. <p>The proposed project would include landscaped setbacks with raised berms and fences along the project frontages at Vineyard Road and Brady Lane in order to ensure that noise levels are below County standards.</p>
7	The design of future residential developments should emphasize character, quality, livability, and the provision of all necessary services and facilities, to ensure their permanent attractiveness. <p>The proposed residential development would include various design features, such as linear parks, to be used by future residents. In addition, the proposed development would be located directly east of a riparian corridor, which would serve as a natural amenity. The proposed subdivision would feature high-quality traditional home designs, lots landscaped with native and drought-tolerant plants, low-level exterior lighting, and ornamental and decorative hardscape features. As discussed in Chapter 13, Public Services and Recreation, and Chapter 15, Utilities and Service Systems, of this EIR, adequate public services and utilities would be available to serve the proposed project.</p>
8	Residential areas should be located where a full range of services and facilities can be provided most efficiently and economically. <p>The project site is partially bordered by existing development, and as a result, existing water and sewer infrastructure exists in surrounding roadways. Furthermore, the site is currently anticipated for development per the DCWPCP. Thus, the project would not result in the inefficient extension of utility infrastructure or public services. Additional information related the provision of utilities and public services is provided in Chapter</p>



**Table 11-9
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	13, Public Services and Recreation, and Chapter 15, Utilities and Service Systems, of this EIR.
15 Encourage logical expansion of the area by developing in-fill areas and those lands lying closest to existing developed areas before extending into outlying areas. On a Countywide basis, encourage in-fill of lands in cities and areas of the unincorporated portions of the County designated for urban uses before allowing the premature conversion of open space and agricultural lands.	<p>The proposed project would include development of a vacant parcel of land that is currently anticipated for buildout with residential uses per the DCWPCP. The project site is located adjacent to existing rural residential development to the south and west, as well as an existing medium-density residential subdivision to the east within the City of Roseville. Thus, the project would serve as a natural, logical extension of existing development in the project area.</p> <p>In addition, the proposed General Plan/DCWPCP Amendment would increase the total amount of O-designated land within the project site from 6.1 acres to 6.5 acres, thereby preserving a greater portion of the site as open space relative to current designations. The project site does not include any land currently used for agricultural purposes. Thus, the project would not result in the conversion of open space or agricultural lands.</p>
21 Discourage public services from expanding into areas with significant value as rural open space.	Given that the central and eastern portions of the site, east of the existing tributary, have been anticipated for development with residential uses per the DCWPCP, expansion of public services to the site has been previously considered by the County. In addition, the project would retain the on-site tributary as open space.
26 Encourage development activities in areas of least environmental-sensitivity, and similarly, restrict from development activities those lands which are environmentally sensitive.	As discussed above, the existing on-site tributary and associated riparian vegetation, both of which are environmentally sensitive, would be preserved as open space as part of the project, with very limited exception. Approximately 0.1-acre of valley oak riparian woodland would be impacted by the project, whereas 3.3 acres would be fully avoided.
30 Encourage application of measures to mitigate erosion and water pollution from earth disturbing activities such as grading and road construction.	As discussed in Chapter 10, Hydrology and Water Quality, of this EIR, the EIR includes mitigation measures to minimize erosion and water quality impacts during construction and operation of the proposed project.
43 To allow for continued increased commercial and residential development only where all public services can be provided in an adequate and timely manner.	See response to Policy 8 (Community Development: Land Use) above.
44 The rate of development and location of projects shall not exceed the capacity of the community, special districts and utility	See response to Policy 8 (Community Development: Land Use) above.



**Table 11-9
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Policy	Project Consistency
<p>companies to provide all needed services and facilities in an orderly and economic manner.</p>	
<p><i>Community Development: Community Design</i></p>	
<p>1 Wherever possible, natural features should be retained as buffers between different, potentially incompatible uses. Where natural features are not available, landscaped buffer yards shall be provided to minimize the adverse effects of higher intensity uses upon lower intensity uses.</p>	<p>See response to Policy 5 (Community Development: Land Use) above. It should be noted that the existing on-site tributary would be retained as part of the proposed project and, thus, would act as a natural buffer between the proposed residential uses and potential future incompatible uses (i.e., agricultural uses to the west of the site).</p>
<p>3 Preservation of natural features, noise exposure, road access, and relationship to the surrounding properties shall be considered in preparing subdivision designs. Subdivision density, or total number of lots, will ultimately be determined by these factors. The development of the maximum number of lots permitted by the zoning will not be possible in most cases due to these and other design considerations required by this Plan.</p>	<p>See GP Policy 1.B.5 discussion.</p>
<p>4 Lots in subdivisions shall be of adequate size and appropriate shape for the range of primary and accessory uses which are designated for the area without:</p> <ul style="list-style-type: none"> a) creating a feeling of overcrowding; b) creating measurable negative environmental impacts; c) creating the need for variances to ordinance requirements such as setbacks, lot size, height, length-to-width ratios, etc.; d) violating the goals and policies of this Plan; e) violating the intent of the Plan to create a type of living environment different from that found in the surrounding Antelope and Roseville areas. 	<p>As noted above, the proposed project would require a variance to increase the allowable building coverage to 50 percent for one-story units, while two-story units would remain at the allowable 40 percent maximum. The proposed increase is expected to result in a higher percentage of single-story homes being sold and built in the proposed project. The resulting lower percentage of two-story homes would lessen the “higher intensity” impression two-story homes tend to make by virtue of their massing, which would be beneficial to both the subdivision’s home buyers and neighbors adjacent to the community. Thus, the variance would not create measurable negative environmental impacts.</p> <p>While lot coverage requirements are designed to ensure that lots are not overdeveloped, as discussed previously, such requirements have been found by the County to impede single-story home construction on small lots. In addition, trends in local and national housing markets have necessitated the County re-examine its development standards. Thus, the requested variance would not result in overcrowding or violate the goals and policies of the DCWPCP. In addition, consistent with Policy 4, the proposed 5,000-sf minimum lot sizes would represent a slight reduction in density relative</p>



**Table 11-9
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Policy	Project Consistency
	to the 3000-sf minimum lot sizes within the American Vineyard Villages subdivision southeast of the project site.
5 Where a development permit/approval is sought adjacent to an agricultural operation/land use category, protection of agricultural operations shall be provided by the establishment of a man-made or retention of a natural buffer between the agricultural land use and the proposed use. This buffer shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.	See response to Policy 1.H.5 above.
11 Landscaping shall be used to reduce the visual impact of all structures, including solid fences. Natural vegetation should dominate where possible. Where existing vegetation is inadequate the use of native plant materials is encouraged. Landscaping materials provide an informal character and smooth transition between buildings, parking lots adjoining roadways and open areas.	As discussed in Impact 4-1 of Chapter 4, Aesthetics, of this EIR, the proposed project would include landscaping with native vegetation along the project frontages to soften the visual appearance and screen fences otherwise visible from public rights-of-way. All of the proposed frontage improvements would be consistent with the Placer County Design Guidelines and the Placer County Landscape Design Guidelines, the specific design guidelines contained in the DCWPCP, and all applicable sections of Article 17.54, General Development Regulations, of the Placer County Code.
15 In place of sound wall construction, require, wherever possible, the use of greater setbacks to provide a scenic corridor for all parcels fronting on all the major circulation routes (2, 4, or 6 lanes of traffic). Long expanses of sound walls are not consistent with the desired character of the Plan area and the use of open space setbacks and landscaping instead, will be a major difference between this area and surrounding areas to the north and south.	The Vineyard Road frontage would include a setback/buffer of nearly 35 feet (minimum 25-foot from back of right-of-way to southern property lines of new residential lots within the project site) and would be screened with a landscaped berm between the proposed decomposed six-foot-wide meandering granite path and residential back yards within the project. As discussed in Chapter 4.12, Noise, of this EIR, noise attenuation structures may include short masonry base walls along the berms, portions atop of which could include five-foot-tall open iron fences. The masonry walls and associated iron fences would be partially screened by landscaping along the berms.
<i>Community Development: Public Services/Flood Control</i>	
5 Designate the 100-year floodplain of Dry Creek, including the major tributaries as open space, and provide for some compatible use of these areas in order to encourage their preservation.	The 100-year floodplain associated with the on-site Dry Creek tributary would continue to be designated O with approval of the proposed project. The project would not include development of housing or habitable structures within the 100-year floodplain.



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Policy		Project Consistency
<i>Environmental Resources Management: Natural Resources</i>		
12	Conservation of the natural landscape, including minimizing disturbance to natural terrain and vegetation, shall be an overriding consideration in the design of any subdivision or land development project, paying particular attention to the protection and preservation of existing vegetation.	See the discussion for DCWPCP (Community Development: Land Use) Policy 26 above.
14	No construction activities shall occur within the Dry Creek floodplain and only limited alteration of its tributaries shall be permitted except as part of the development of the floodplain as a recreational area, or for stream enhancement, or where work is done in accordance with the Placer County Flood Damage Prevention Ordinance, Department of Fish and Game Regulations, and Clean Water Act Provisions administered by the U.S. Army Corps of Engineers.	The proposed project would not require grading or construction activities within the floodplain associated with the on-site tributary; rather, the entirety of the 100-year floodplain would be designated as O and preserved (see Chapter 10, Hydrology and Water Quality, of this EIR). Limited off-site work would be conducted within the floodplain related to relatively minor placement of fill for the widening of Vineyard Road. This work would be done in accordance with the regulations identified in this policy.
20	Preserve agricultural lands as an economically viable land use, and for the purposes of open space, groundwater recharge, wildlife habitat, buffering, flood control and soil conservation.	As discussed previously, the proposed project site does not contain Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or areas designated as Agricultural Land per the DCWPCP Environmental Resources Element.
<i>Environmental Resources Management: Open Space</i>		
2	Identify and, where possible, preserve all soils which are suitable for agricultural uses.	See response to Policy 20 (Environmental Resources Management: Natural Resources) above.
12	Development on private lands should be planned and designed to provide for preservation of open space.	See Policy 1.B.10 discussion above.



**Figure 11-7
 Placer County General Plan Policy 6.A.1 Buffer Standards**

